

Quick Reference Guide to Indiana

Type of Tax Sale:

Tax Lien

How Tax Sale Buyers Get Title / Owner Loses Property:

Right of redemption ends exactly one year after yearly treasurer's tax lien sale, and tax lien buyer can apply for a deed after that time.

Other "leftover" sales have a 120 day redemption period after which the tax lien buyer can apply for deed; these are hardly ever worth DeedGrabbing because they weren't even worth the taxes owed in the eyes of bidders at the original sale.

Governmental Body Holding Tax Sale:

County Auditor tracks tax sale results and issues deeds.

Public Access Law:

From personal experience, I can tell you that you will probably have to show up in person, or send a representative to collect the public records you request.

Indiana has a "public records access counselor" you can confer with if you feel you've been treated unfairly. I've dealt with her several times and she is fair but reads the law literally. This can work for, or against you.

With that said, it's most efficient to get your DeedGrabber list in person, with paper copies. For tax-delinquent lists, establish by phone or writing your request for electronic records.
