

# TIPS FOR SUCCESS

When researching properties PLEASE inquire on the PARCEL, KEY, AND/OR PROPERTY ID NUMBER, NOT the property's COMMON ADDRESS. Multiple parcels of land can have the same address and you may purchase something that isn't what you thought it was.

You are only purchasing a LIEN to the PARCEL NUMBER no STRUCTURES (houses) are EVER guaranteed, they are only a bonus if they are present when ownership is officially transferred.

LEGAL NOTICING; There is legal noticing required by the Indiana state laws; Title 6 Sec. 1.1 Chp. 24 & 25. If the state law requirements are not met you will not be granted an order of tax deed. The tax sale department CANNOT give legal advice, if you are in need of assistance please reach out to a real estate attorney.

**Remember, you are only purchasing a Tax LIEN, you do not have any rights or ownership to the parcel. Please be respectful of the current property owners as they have time to redeem to save their ownership. DO NOT TRESPASS OR ENTER ANY PROPERTIES WITH OUT OFFICIAL OWNERSHIP.**