



# PUBLIC NOTICES

"Because The People Must Know"



## NOTICE TO TAXPAYERS OF TAX LEVIES

Notice is hereby given the taxpayers of Delphi Community School Corporation Carroll County, Indiana that the proper legal officers of said School Corporation at The Administrative Center on 8-Sep-08 at 7:30 p.m. will conduct a public hearing on the budget. Following the meeting, any ten or more taxpayers may object to a budget, tax rate or tax levy by filing an objecting petition with the proper officers of the political subdivision within seven days after the hearing. The objecting petition must identify the provisions of the budget, tax rate, or tax levy the taxpayers object to. If a petition is filed, the political subdivision shall adopt with its budget a written finding concerning the objections filed and testimony presented. Following the aforementioned hearing, the School Board will meet at The Administrative Center, on 22-Sep, 2008 at 7:00 p.m. to adopt the following budget:

BUDGET ESTIMATE				
Complete details of budget estimates by fund may be seen at the School Administration Offices:				
	1	2	3	4
School Funds	Budget Estimate	Maximum Estimated Funds to be raised (including appeals)	Excessive Levy Appeals included in column 3	Current Tax Levy
General	11,004,208	122,192	122,192	2,939,435
Debt Service	1,580,897	1,291,319	XXXXXXXXXXXX	2,217,575
Retirement/Severance	186,049	170,771		261,273
Bond Debt Service			XXXXXXXXXXXX	
Capital Projects	1,662,819	2,619,139	XXXXXXXXXXXX	1,331,932
School Transportation	1,271,850	1,647,886	37,728	1,059,393
School Bus Replacement	425,000	538,276	XXXXXXXXXXXX	234,410
Special Education Preschool	60,000	XXXXXXXXXXXX	XXXXXXXXXXXX	8,232
Rainy Day	400,000		XXXXXXXXXXXX	
TOTAL	16,590,823	6,389,583		8,052,250

Net Assessed Valuation of taxable property for the year 2008 payable 2009; \$350,000,000  
 Taxpayers appearing at the hearing shall have an opportunity to be heard. Pursuant to IC 6-1-17-13, after the tax levies have been determined, fixed by the appropriate governing body, and the tax rates published by the County Auditor, ten (10) or more taxpayers or one (1) taxpayer that owns property that represents at least ten percent (10%) of the taxable assessed valuation in the political subdivision may initiate an appeal from the county board of tax adjustment's action on a political subdivision's budget by filing a statement of their objections with the County Auditor. The statement must be filed not later than ten (10) days after the publication of the notice. The statement shall specifically identify the provisions of the budget and tax levy to which the taxpayers object. The County Auditor shall forward the statement, with the budget, to the Department of Local Government Finance.

Fund Name	Collected 2005	Collected 2006	Collected 2007	To Be Collected 2008
General	2,668,839	2,716,138	2,789,228	2,939,435
Debt Service	1,392,157	1,734,921	2,172,269	2,217,575
Retirement/Severance	180,854	167,251	167,376	261,273
Capital Projects	1,193,217	1,233,985	1,320,541	1,331,932
Transportation	903,850	948,434	1,013,084	1,059,393
Bus Replacement	104,727	122,379	101,549	234,410
Spec. Ed. Preschool	6,159	8,159	8,027	8,232
Total	6,443,844	6,931,267	7,572,074	8,052,250

IN ADDITION TO THE ANNUAL BUDGET THE PROPER OFFICERS OF DELPHI COMMUNITY SCHOOL CORP. WILL MEET AT ADMINISTRATIVE CENTER AUGUST 25, 2008 AT 7:00 P.M. TO CONSIDER THE ESTABLISHMENT OF A CAPITAL PROJECTS PLAN. THE FOLLOWING IS A GENERAL OUTLINE OF THE PLAN:

ACCOUNT NO.	2009	2010	2011
CURRENT EXPENDITURES:			
(1) LAND ACQUISITION AND DEVELOPMENT	41000	0	0
(2) PROFESSIONAL SERVICES	43000	158,839	75,000
(3) EDUCATION SPECIFICATIONS			
DEVELOPMENT	44000	0	0
(4) BUILDING ACQUISITION, CONSTRUCTION IMPROVEMENT	45100	84,580	86,000
(INCLUDES 45200 AND 45300)			
(5) RENTAL OF BUILDINGS, FACILITIES AND EQUIPMENT	45500	65,000	65,000
(6) PURCHASE OF MOBILE OR FIXED EQUIPMENT	47000	450,000	465,000
(7) EMERGENCY ALLOCATION (OTHER FACILITIES ACQUISITION AND CONSTRUCTION)	49000	100,000	100,000
(8) UTILITIES (MAINTENANCE OF BUILDINGS)	26200	163,000	163,000
(9) MAINTENANCE OF EQUIPMENT	26400	125,400	105,000
(10) SPORTS FACILITY	45400	45,000	30,000
(11) PROPERTY OR CASUALTY INSURANCE	26700	163,000	163,000
(12) OTHER OPERATION AND MAINTENANCE OF PLANT	26800	0	0
(13) TECHNOLOGY			
INSTRUCTION - RELATED TECHNOLOGY	22300	308,000	291,600
ADMINISTRATIVE SERVICES	25800		294,000
SUBTOTAL CURRENT EXPENDITURES		1,682,819	1,543,500
(14) ALLOCATION FOR FUTURE PROJECTS (CUMULATIVE TOTALS)		0	0
(15) TRANSFER FROM ONE FUND TO ANOTHER	60100	0	0
TOTAL EXPENDITURES AND ALLOCATIONS		1,682,819	1,543,500

SOURCES AND ESTIMATES OF REVENUE  
 (1) JANUARY 1, CASH BALANCE 0  
 (2) LESS ENCUMBRANCES CARRIED FORWARD FROM PREVIOUS YEAR 1,092,117  
 (3) ESTIMATED CASH BALANCE AVAILABLE FOR PLAN LINE 1 MINUS LINE 2 1,092,117  
 (4) PROPERTY TAX REVENUE 2,619,139  
 (5) AUTO EXCISE, CVET AND FIT RECEIPTS 135,797  
 (6) OTHER REVENUE (INTEREST INCOME) 0  
 TOTAL FUNDS AVAILABLE FOR PLAN 1,662,819

ESTIMATED PROPERTY TAX RATE TO FUND PLAN 4384  
 BASED UPON AN ASSESSED VALUATION OF 350,000,000. 350,000,000. 350,000,000  
 TAXPAYERS ARE INVITED TO ATTEND THE MEETING FOR A MORE DETAILED EXPLANATION OF THE PLAN AND TO BE HEARD ON THE PROPOSED PLAN. TAXPAYERS ARE INVITED TO ATTEND THE MEETING FOR A DETAILED EXPLANATION OF THE PLAN AND TO EXERCISE THEIR RIGHTS TO BE HEARD ON THE PROPOSAL. IF THE PROPOSAL IS ADOPTED BY RESOLUTION, SUCH PROPOSAL WILL BE SUBMITTED TO THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE FOR APPROVAL.

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CARROLL COUNTY SHERIFF'S OFFICE TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

**NOTICE OF SHERIFF'S SALE**  
 Sheriff's File Number: 08D01-0801-MF-0001  
 Date of Sale: September 25, 2008  
 Sale Location: 310 W. Main Street, Delphi, IN 46923  
 Publisher's Name/County: Carroll County Comet - Carroll County  
 Judgment to be Satisfied: \$81,862.71  
 By virtue of a certified copy of a decree to me directed from the Clerk of Superior Court of Carroll County, Indiana, in Cause No. 08D01-0801-MF-0001  
 Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Ameritrust Mortgage Securities Inc., Series 2002-D  
 Defendant: Danny R. Wiles, et al.  
 Required me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, at the hour of 10:00 a.m. of said day as listed above, at, fee simple of the whole body of Real Estate in Carroll County, Indiana:

Exhibit "A" Legal Description LOT NUMBER EIGHTEEN (18) IN WEST SIDE ADDITION TO THE TOWN OF FLORA, MONROE TOWNSHIP, CARROLL COUNTY, INDIANA, SUBJECT TO ALL LIENS, ENCUMBRANCES, AND EASEMENTS OF RECORD. PARCEL NO. 08-10-04-002-029-000-016.  
 Commonly Known as: 312 North Jefferson Street, Flora, IN 46929

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This Notice shall also represent service of Notice of Sale of the above-described real estate upon the owners, pursuant to requirements of IC 32-29-7-3.

Tony Burns  
 Carroll County Sheriff, Sheriff of Carroll County  
 Monroe Township  
 312 North Jefferson Street, Flora, IN 46929  
 Street Address

The Sheriff's Department does not warrant the accuracy of the street address published herein.

Dennis V Ferguson (8474-49)  
 Christina M. Caravello (26016-10)  
 Attorney  
 Reisenfeld & Associates, LPA LLC  
 Attorney's Law Firm  
 (513) 322-7000  
 Contact Telephone Number 3513

**Real Estate**

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity evidence.

FOR SALE - Cash, Rent or Contract. 4091 N. 1150 W, Delphi - 1100 sq ft, 3 bedroom, 2 full bath. 1.5 acres conveniently located between Delphi, brooks ton, Monticello, Lafayette. Asking \$87000. 765-564-2259, 765-413-5981. 3614d

**HALLMARK HOMES, INC.**  
 "On Your Lot" Affordable Custom Homes  
 Your Plan or Ours!  
 We are Indiana's #1 "On Your Lot" Affordable Custom Home Builder!  
 "Stick Built" Not Pre-fab!  
 The "Whitehall" 2670 Sq. Ft. Living 530 Sq. Ft. Garage From \$137,047  
 Call 800-644-6566 for your Free Plan Book or visit us at HallmarkHomes.com  
 Anderson Model Kakomo Model Lafayette Model Lebanon Model Edinburgh Model  
 "Nublar" "Whitehall" "Princeton" "Wendover" "Carlisle"  
 4332 E 3rd Street 2616 Albright Road 3621 Nikole Drive 126 Richmond Dr 237 St. Andrews Ave

**Flora - New Listing** - Very nice 3 bedroom ranch home on 2+ acres east of Flora with 1732 square feet of living area. Includes Zinn kitchen, 2 baths, oversized 2 car detached garage, partial basement & storage building. Home is brick and vinyl & has a newer roof. Carroll Schools. Great location.  
 Beautiful 254 acre farm (142.5 tillable) in Rock Creek Township, Carroll County. Modern 3 bedroom home, several buildings, gorgeous recreational ground & very productive farm ground. Can be divided. Contract available.

Profitable, established manufacturing business in Carroll County. Owner retiring. Terms available.

Call Greg Michael at 574-686-2615 or 574-361-8898 on any of these listings.

**CRAFT & MICHAEL AUCTIONEERS REALTORS**  
 574-686-2615  
 We specialize in your sale!  
 Call: 765-564-4484

**Joan Abbott Real Estate**  
 110 West Main Street • Delphi, IN, 46923

**OPEN HOUSE SUNDAY, SEPT. 7<sup>TH</sup>, 3-6**  
 DOOR PRIZE WILL BE GIVEN  
 Hosted By Joan Abbott Real Estate (Jim Garrison)

**122 East North Street Delphi, IN 46923**  
 Immaculate 3V4 bedroom, 2.5 bath home on the South hill in Delphi. Enjoy the beautiful eat-in-kitchen and desk area; the master suite and bathroom consist of whirlpool tub, shower and walk-in closet. The covered front porch, back deck and paved driveway only add to the many wonderful features.  
 COME TAKE A LOOK!!!

Call: 765-564-4484

**Joan Abbott Real Estate**  
 110 West Main Street • Delphi, IN, 46923

**BLUE RIBBON WINNER**

**Call: 765-564-4484**

**Joan Abbott Real Estate**  
 110 West Main Street • Delphi, IN, 46923

The following items are what makes this home a winner. LONG LANE BRINGS YOU TO PRIVACY AND A WONDERFUL PATIO FOR ENERTAINING OR RELAXING. ATTACHED TO THE HOME IS AN OVER-SIZED 2 CAR GARAGE. THE UTILITY (MUD ROOM) IS CONVENIENTLY BETWEEN THE GARAGE AND KITCHEN. THE OPEN CONCEPT KITCHEN/DINING SHOWCASES ZINN CABINETS. THE HOME HAS 3 BEDROOMS, 2 FULL BATHS. THE YARD IS FULL OF PERENNIALS AND HAS IRRIGATION SET UP. THE PASTURE HAS ELECTRIC FENCE; THERE IS A BARN AND A WORKSHOP BUILDING. PUT ALL THESE FEATURES TOGETHER AND YOU FIND A BLUE RIBBON WINNER IN CARROLL COUNTY.</