Updated: 09/20/23 at 1:44 PM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jun 14, 2023 at 10:00 am

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0055-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$60,394.69**

Cause Number: **18C05-2212-MF-000167**

Plaintiff: **WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A.**

Defendant: **CAROLYN K. WALTERS and ET AL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lots Numbered Seven (7) and Eight (8) in Block Numbered Twenty-one (21), in the Rochester and Utica Land Company's Addition to the City of Muncie, Delaware County, Indiana.

Commonly Known as: 2101 WEST 9TH STREET, MUNCIE, IN 47302

Parcel No. 18-11-17-456-004.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Brian C. Berger, Plaintiff's Attorney
Attorney No. 19753-45
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
CAROLYN K. WALTERS
4001 NORTH WALNUT STREET
APARTMENT 206
MUNCIE, IN 47303

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **18-23-0056-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$69,017.94**

Cause Number: **18C05-2209-MF-000129**

Plaintiff: **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC**

Defendant: **SCOTT BENNETT and VICKY C. BENNETT AND OCCUPANT(S) OF 106 S WASHINGTON ST, GASTON, IN 47342**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Numbered Seven (7) and eight (8) in Ezra Woodring's Addition to the Town of New Corner, now Gaston, in Delaware County, Indiana, the plat of which is recorded in Plat Book 2, page 47 in the Office of the Recorder of Delaware County.

Commonly Known as: 106 S WASHINGTON ST, GASTON, IN 47342

Parcel No. 18-02-34-302-005.000-025, 18-02-34-302-006.000-025

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204
(317) 264-5000

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Washington Township

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

PLEASE SERVE:

OCCUPANT(S) OF 106 S WASHINGTON ST, GASTO
106 S WASHINGTON ST
GASTON, IN 47342

SCOTT BENNETT
106 S WASHINGTON ST
GASTON, IN 47342

VICKY C. BENNETT
106 S WASHINGTON ST
GASTON, IN 47342

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **18-23-0057-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$68,921.30**

Cause Number: **18C05-2203-MF-000041**

Plaintiff: **RUOFF MORTGAGE COMPANY, INC.**

Defendant: **TODD L. REED and TANYA C. REED, OCCUPANT(S) OF 118 W SOUTH ST, EATON, IN 47338 AND STATE OF INDIANA THROUGH ITS DEPARTMENT OF REVENUE**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Numbered Six (6) and Seven (7) in Block Number Four (4), in the original plat of the Town of Eaton, Delaware County, Indiana.

Commonly Known as: 118W SOUTH ST, EATON, IN 47338

Parcel No. 18-03-23-410-008.000-023

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204
(317) 264-5000

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Union Township

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

PLEASE SERVE:

DOMONIC S. DREYER
302 W. WASHINGTON STREET
5TH FLOOR
INDIANAPOLIS, IN 46204

TODD L. REED
INDIANA STATE PRISON, DOC NUMBER 286087
1 PARK ROW
MICHIGAN CITY, IN 46360

OCCUPANT(S) OF 118 W SOUTH ST, EATON, IN 473
118 W SOUTH ST
EATON, IN 47338

TANYA C. REED
P.O. BOX 164
EATON, IN 47338

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0058-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$57,406.94**

Cause Number: **18C05-2203-MF-000034**

Plaintiff: **SANTANDER BANK, N.A.**

Defendant: **MAURA KEIHN and WILLIAM KEIHN**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Number 5 in Block Number 7 in R.M. Ball's Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 3, Page 32 of the records of Delaware County, Indiana.

Commonly Known as: 1115 W 17TH ST, MUNCIE, IN 47302-3048

Parcel No. 18-11-21-179-007.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Bryan K Redmond, Plaintiff's Attorney
Attorney No. 22108-29
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center Township

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

PLEASE SERVE:

MAURA KEIHN
UNKNOWN
PUBLICATION ONLY, IN

WILLIAM KEIHN
UKNOWN
PUBLICATION ONLY, IN

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **18-23-0059-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$95,611.44**

Cause Number: **18C05-2209-MF-000132**

Plaintiff: **PRIMARY RESIDENTIAL MORTGAGE, INC**

Defendant: **ANTHONY M. LEE**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

THIRTY-SIX (36) FEET IN EQUAL WIDTH OFF OF THE SOUTH SIDE OF LOT NUMBER FOUR (4), ALL OF LOT NUMBER FIVE (5) AND THE NORTH FOUR (4) FEET OF LOT NUMBER SIX (6), ALL IN BLOCK NUMBER TWO HUNDRED FIFTY-NINE (259) IN THE MUNCIE LAND COMPANY'S SUBDIVISION OF THE WATSON TRACT AND PART OF THE PRUTZMAN TRACT, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT RECORD 2, PAGE 139 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA.

Commonly Known as: 2811 S ELM ST, MUNCIE, IN 47302-5121

Parcel No. 18-11-22-311-014.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Bryan K Redmond, Plaintiff's Attorney
Attorney No. 22108-29
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
ANTHONY M. LEE
2811 S ELM ST
MUNCIE, IN 47302-5121

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **18-23-0060-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$177,423.08**

Cause Number: **18C05-2210-MF-000142**

Plaintiff: **RUOFF MORTGAGE COMPANY, INC.**

Defendant: **AUSTIN L UNDERHILL AKA AUSTIN UNDERHILL AKA A UNDERHILL AKA A L UNDERHILL AKA AUSTIN LEON UNDERHILL AKA AUSTIN T UNDERHILL and ET AL.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE ELEVEN (11) EAST; BEGINNING AT THE SOUTHWEST CORNER OF THE SAID QUARTER-QUARTER SECTION AND RUNNING THENCE NORTH ON THE WEST LINE THEREOF FIVE HUNDRED SEVENTY SEVEN AND FIVE TENTHS (577.5) FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE SAID QUARTER-QUARTER SECTION, THREE HUNDRED SEVENTY-SEVEN AND TWO TENTHS (377.2) FEET ; THENCE SOUTH FIVE HUNDRED SEVENTY SEVEN AND FIVE TENTHS (577.5) FEET TO A POINT IN THE SOUTH LINE OF THE SAID QUARTER-QUARTER SECTION; THENCE WEST ON THE SAID SOUTH LINE THREE HUNDRED SEVENTY-SEVEN AND TWO TENTHS (377.2) FEET TO THE PLACE OF BEGINNING, CONTAINING FIVE (5) ACRES, MORE OR LESS.

Commonly Known as: 11400 N COUNTY ROAD 600 E, ALBANY, IN 47320

Parcel No. 08-03-300-010.000-004

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Matthew C. Gladwell, Plaintiff's Attorney
Attorney No. 30493-49
Reisenfeld & Associates LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227
(513) 322-7000

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Delaware Township

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

PLEASE SERVE:

AUSTIN L UNDERHILL AKA AUSTIN UNDERHILL AKA
5205 N BROADWAY AVE
MUNCIE, IN 47303-6329

JEFFREY TAYLOR UNDERHILL AKA JEFFREY T LO
507 E INDIANA AVE
EATON, IN 47338-9482

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0061-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$58,230.85**

Cause Number: **18C05-2212-MF-000173**

Plaintiff: **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.**

Defendant: **FREDERICK K. LINDLEY and TERESA K. LINDLEY A/K/A TERESA K. PEDIGO, PARAMOUNT EQUITY MORTGAGE, LLC AND STEPHEN M JENKINS JR.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

LOTS NUMBERED TWENTY (20) AND TWENTY-ONE (21) IN BROOKSIDE, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA.

Commonly Known as: 4109 W HORSESHOE DR, MUNCIE, IN 47302

Parcel No. 18-11-31-179-003.000-012

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204
(317) 264-5000

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Monroe Township

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

PLEASE SERVE:

FREDERICK K. LINDLEY
4109W HORSESHOE DR
MUNCIE, IN 47302

TERESA K. LINDLEY A/K/A TERESA K PEDIGO
4109 W HORSESHOE DR
MUNCIE, IN 47302

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0062-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$8,544.83**

Cause Number: **18C05-2212-MF-000164**

Plaintiff: **NORTHWEST BANK**

Defendant: **LUANA TERRELL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

The South Half of Lot Numbered 30 in Eastwood, an Addition to the City of Muncie, Indiana. Also: The North 15.0 Feet of Lot Numbered 31 in Eastwood, an Addition to the City of Muncie, Indiana, a Plat of Which is Recorded in Plat Book 5, Page 34 of the Records of Plats of Delaware County, Indiana.

Commonly Known as: 505 NORTH EASTWOOD AVENUE, MUNCIE, IN 47303

Parcel No. 18-11-12-328-003.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Michael A. Trippel, Plaintiff's Attorney
Attorney No. 16537-71
Thorne Grodnik, LLP
420 Lincolnway West
Mishawaka, IN 46546-1210
(574) 256-5600

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
LUANA TERRELL
505 NORTH EASTWOOD AVENUE
MUNCIE, IN 47303

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0063-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$95,054.40**

Cause Number: **18C05-2205-MF-000069**

Plaintiff: **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

Defendant: **EDWARD V. CANDELARIO and ET. AL.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IN THE STATE OF INDIANA, TO WIT LOT NUMBERED ONE HUNDRED SIXTY-FIVE (165) IN LANEWOOD, SECTION "C", AN ADDITION TO THE CITY OF MUNCIE, INDIANA, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 28 OF TIIE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA.

Commonly Known as: 3805 NORTH LINDEN STREET, MUNCIE, IN 47304

Parcel No. 18-07-33-334-020.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Brian K. Tekulve, Plaintiff's Attorney
Attorney No.
Law Office of Gerald M. Shapiro, LLP
4805 Montgomery Road Suite 320
Norwood, OH 45212
(513) 396-8100

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center Township

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

PLEASE SERVE:

EDWARD V. CANDELARIO
3805 NORTH LINDEN STREET
MUNCIE, IN 47304

BRIAN K. TEKULVE (30882-49)
LAW OFFICE OF GERALD M. SHAPIRO, LLP
4805 MONTGOMERY ROAD
SUITE 320
NORWOOD, OH 45212

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0064-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$171,237.59**

Cause Number: **18C05-2206-MF-000094**

Plaintiff: **PENNYMAC LOAN SERVICES, LLC**

Defendant: **MATTHEW WILSON and STATE OF INDIANA AND SAC FINANCE, INC**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

LOT NUMBER FORTY-SIX (46) IN TOWNE ACRES, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 75 OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA ALSO, A PART OFLOT NUMBERED FORTY-FIVE (45) IN TOWNE ACRES, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT NUMBER FORTY-FIVE (45) IN TOWNE ACRES, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, RUNNING THENCE NORTHEASTERLY ON THE LINE BETWEEN LOT NUMBER FORTY-FIVE (45) AND FORTY-SIX (46) ONE HUNDRED NINETY-TWO AND NINETY-TWO HUNDREDTHS (192.92) FEET; THENCE EAST TWENTY-THREE AND EIGHTY-SEVEN HUNDREDTHS (23.87) FEET, THENCE SOUTH ON THE LINE BETWEEN LOT FORTY FIVE (45) AND FORTY-SEVEN (47) THIRTY-SEVEN AND THIRTY-SIX HUNDREDTHS (37.36) FEET; THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL WITH THE WEST LINE OF LOT FORTY-FIVE (45) ONE HUNDRED SEVENTY-THREE AND NINETY-EIGHT HUNDREDTHS (173.98) FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT FORTY-FIVE (45); THENCE NORTHWESTERLY FORTY (40) FEET TO THE PLACE OF BEGINNING.

Commonly Known as: 4800 N SARONA DR, MUNCIE, IN 47303-6315

Parcel No. 18-07-35-127-008.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Barry T Barnes, Plaintiff's Attorney
Attorney No.
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
THE UNKNOWN HEIRS AND DEVISEES OF MATTHE
4800 N SARONA DR
MUNCIE, IN 47303-6315

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0065-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$125,512.02**

Cause Number: **18C05-2108-MF-000039**

Plaintiff: **U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+**

Defendant: **LENDOL E REED and MUNCIE SANITARY DISTRICT, PHILLIP CRAWLEY, CITY OF MUNCIE AND STATE OF INDIANA DEPARTMENT OF REVENUE**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Number Five (5) in Block Number One (1) in the Lindsey Addition of a part of the Smith Tract to the City of Muncie, Indiana.

Commonly Known as: 607 S BROTHERTON ST, MUNCIE, IN 47302-2815

Parcel No. 18-11-14-153-008.000-003

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Matthew S Love, Plaintiff's Attorney
Attorney No. 18762-29
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
LENDOL E REED
618 S. SHIPLEY ST
MUNCIE, IN 47302

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **18-23-0066-SS**

Date & Time of Sale: **Wednesday, June 14, 2023 at 10:00 am**

Sale Location: **Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave**

Judgment to be Satisfied: **$119,053.57**

Cause Number: **18C05-2208-MF-000124**

Plaintiff: **PNC BANK NATIONAL ASSOCIATION**

Defendant: **RICHARD A. GRINDLE II and ET AL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware County Indiana, requiring 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 date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

SITUATE IN DELAWARE COUNTY, INDIANA A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TEN (10) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF IRK NORTHWEST QUARTER AND RUNNING THENCE NORTH ZERO DEGREES ZERO MINUTES WEST (NORTH 00 DEGREES 00 MINUTES WEST) ON THE EAST LINE THEREOF THREE Hundred TWO AND SIXTY-ONE HUNDREDTHS (302.61) FEET TO THE POINT OP BEGINNING THE TRACT HEREAFTER DESCRIBED; THENCE RUNNING SOUTH Seventy-seven DEgREES FOUR MINUTES THREE SECONDS WEST (SOUTH 77 DEGREES 04 MINUTES 03 SECONDS WEST) ONE HUNDRED TWENTY-SIX AND THIRTY-EIGHT HUNDREDTHS (126.38) FEET TO A POINT IN TEE CENTER LINE OF WHEELING AVENUE, THENCE RUNNING NORTH TWENTY-THREE DEGREES FORTY-SEVEN MINUTES FORTY SECONDS WEST (NORTH 23 DEGREES 47 MINUTES 40 SECONDS WEST) ON SAID CENTER LINE FOUR HUNDRED EIGHTY AND NINETEEN HUNDREDTHS (480.19) FEET; THENCE RUNNING NORTH SIXTY-SIX DECREES TWELVE MINUTES TWENTY SECONDS EAST (NORTH 66 DEGREES 12 MINUTES 20 SECONDS EAST) TWO HUNDRED FIFTY-THREE AND NINETY HUNDredtHS (253.90) FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD C&O RAILROAD; Thence RUNNING SOUTH FORTY-THREE DEGREES EIGHT MINUTES FIFTY-FIVE SECONDS EAST (SOUTH 43 DEGREES 08 MINUTES 55 SECONDS EAST) ON SAID RIGHT OF WAY LINE ELEVEN HUNDRED EIGHTEEN AND SIXTY-THREE HUNDREDTHS (1118.63) FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE RUNNING NORTH NINETY DEGREES ZERO MINUTES WEST (NORTH 90 DEGREES 00 MINUTES WEST) ON SAID SOUTH LINE ONE HUNDRED AND TWENTY-THREE HUNDREDTHS (100.23) FEET; THENCE RUNNING NORTH FORTY-THREE DEGREES RIGHT MINUTES FIFTY-FIVE SECONDS WEST (NORTH 43 DEGREES 08 MINUTES 55 SECONDS WEST) AND PARALLEL WITH SAID RIGHT-OF-WAY LINE FOUR HUNDRED NINETY-ONE AND FIFTY-EIGHT HUNDREDTHS (491.58) FEET; THENCE RUNNING SOUTH SEVENTY-SEVEN DEGREES FOUR MINUTES THREE SECONDS WEST (SOUTH 77 DEGREES 04 MINUTES 03 SECONDS WEST) TWO HUNDRED FIFTY AND THIRTY-SEVEN HUNDREDTHS 250.37) FEET TO THE POINT OF BEGINNING. NOTE THE ACREAGE INDICATED IN THIS LEGAL DESCRIPTION IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE SAID TRACT AND SHOULD NOT BE CONSTRUED AS INSURING THE QUANTITY OF LAND.

Commonly Known as: 5900 N WHEELING DR., MUNCIE, IN 47304

Parcel No. 18-07-29-200-027.000-007

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

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Phillip A. Norman, Plaintiff's Attorney
Attorney No. 13737-64
Phillip A. Norman PC
2110 Calumet Avenue
Valparaiso, IN 46383
(219) 462-5104

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Hamilton Township

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

PLEASE SERVE:
RICHARD A. GRINDLE II
5900 N. WHEELING DRIVE
MUNCIE, IN 47304