

Updated: 06/17/19 at 1:06 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jul 10, 2019 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: 18-19-0100-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$38,085.84

Cause Number: 18C01-1802-MF-000052

Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4

Defendant: ANTHONY C. CHESTER 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 Number 14 in Block 119 of Muncie Natural Gas Land Improvement Companies Sub-Division of the Galliher, and Ohmer Tracts to the City of Muncie, Indiana

Commonly Known as: 2104 SOUTH MULBERRY STREET, MUNCIE, IN 47302-4042

Parcel No. 1 8- 1 1 -22-110-003.000-003

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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 J. KULAK, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

ANTHONY C. CHESTER
2104 SOUTH MULBERRY STREET
MUNCIE, IN 47302-4042

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0101-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$82,461.15

Cause Number: 18C02-1811-MF-000238

Plaintiff: SPECIALIZED LOAN SERVICING LLC

Defendant: THOMAS S. KRAMER 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:

Lot Numbered Eight (8) in Mississinewa Heights, Section "A", an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 7, page 9 of the records of plats of Delaware County, Indiana.

Commonly Known as: 11020 NORTH STATE ROAD 67/STATE ROAD 28, ALBANY, IN 47320

Parcel No. 18-08-08-100-032.000-004

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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 J. KULAK, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
Atty File#: 1029209

Tony Skinner, Sheriff

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

Delaware Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

CAROLYN F. KRAMER A/K/A CAROLYN F. HUFF KRA
3017 SOUTH PERSHING DRIVE
MUNCIE, IN 47302

THOMAS S. KRAMER
3017 SOUTH PERSHING DRIVE
MUNCIE, IN 47302-5267

CAROLYN F. KRAMER A/K/A CAROLYN F. HUFF KRA
11020 NORTH STATE ROAD 67/STATE ROAD 28
ALBANY, IN 47320

THOMAS S. KRAMER
11020 NORTH STATE ROAD 67/STATE ROAD 28
ALBANY, IN 47320

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0102-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$55,811.67

Cause Number: 18C05-1901-MF-000025

Plaintiff: MUTUALBANK F/K/A MUTUAL FEDERAL SAVINGS BANK

Defendant: DAVID A. HICKS A/K/A DAVID ALLEN HICKS and DONNA L. HICKS A/K/A DONNA LYNN HICKS, OCCUPANT(S) OF 2304 S WOODRIDGE, YORKTOWN, IN 47396 AND ALLY BANK

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 Twenty-one (21) in the Second Replat of Cook Addition, a Subdivision of Real Estate situated in Mt. Pleasant, Delaware County, Indiana, a plat of which is recorded in Plat Book 10 pages 7-8 in the office of the Recorder of Delaware County, Indiana.

Commonly Known as: 2304 S WOODBRIDGE, YORKTOWN, IN 47396

Parcel No. 18-10-23-279-010.000-017

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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 Foutty, Plaintiff's Attorney
Attorney No. 20886-49
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, IN 46204

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Mt. Pleasant Township

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

PLEASE SERVE:

DONNA L. HICKS A/K/A DONNA LYNN HICKS
3205 TWICKINGHAM DR.
MUNCIE, IN 47304

OCCUPANT(S) OF
2304 S WOODBRIDGE
YORKTOWN, IN 47396

DAVID A. HICKS A/K/A DAVID ALLEN HICKS
2603 JAMES LANE
SEDALIA, MO 65301

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0103-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$63,008.06

Cause Number: 18C02-1804-MF-000120

Plaintiff: DITECH FINANCIAL LLC, JUDGMENT ASSIGNEE: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

Defendant: JESSE J. SPENCE

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 44 in Heaton Acres Second Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 7, Page 19 of the records of plats of Delaware County, Indiana.

Commonly Known as: 3212 S BROTHERTON ST, MUNCIE, IN 47302

Parcel No. 18-11-23-357-013.000-003

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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

Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:
OCCUPANT(S) OF
3212 S BROTHERTON ST
MUNCIE, IN 47302

RONALD K. SMITH
225 N. HIGH ST
STE 2D
MUNCIE, IN 47305

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0104-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$62,266.30

Cause Number: 18C05-1901-MF-000018

Plaintiff: BRANCH BANKING AND TRUST COMPANY

Defendant: GAYLE RAGLAND

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 Two (2) and Three (3) in Block Number Seventeen (17) in the Rochester and Utica Land Company's Addition to the City of Muncie.

Commonly Known as: 2605 W 9TH ST, MUNCIE, IN 47302

Parcel No. 18-11-17-379-005.000-003 AND 18-11-17-379-004.000-003

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.

S Brent Potter, Plaintiff's Attorney
Attorney No. 10900-49
Doyle & Foutty, P.C.
41 E Washington Street, Ste 400
Indianapolis, IN 46204-2456
(317) 264-5000

Tony Skinner, Sheriff

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

Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:
GAYLE RAGLAND
2605 W 9TH 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: 18-19-0105-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$60,133.50

Cause Number: 18C01-1810-MF-000227

Plaintiff: BANK OF NEW YORK MELLON TRUST COMPANY, N.A, AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST

Defendant: THE UNKNOWN HEIRS AT LAW OF NELLIE SOURS. DECEASED 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:

Lot Numbered Ninety-nine (99) and One Hundred (100) and Fifteen (15) feet of equal width of the West end of Lots Numbered One Hundred Thirteen (113) and One Hundred Fourteen (114) in Manor View, an addition to the City of Muncie, Indiana.

Commonly Known as: 5821 W. 11TH STREET, MUNCIE, IN 47304

Parcel No. 18-10-13-385-001.000-017

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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.

S Brent Potter, Plaintiff's Attorney
Attorney No. 10900-49
Doyle & Foutty, P.C.
41 E Washington Street, Ste 400
Indianapolis, IN 46204-2456
(317) 264-5000

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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 OCCUPANTS OF
5821 W. 11TH STREET
MUNCIE, IN 47304

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0106-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$101,159.64

Cause Number: 18C02-1806-MF-000143

Plaintiff: JPMORGAN CHASE BANK, N.A.

Defendant: WILLARD L. WILLIAMSON and REGINA L. WILLIAMSON A/K/A REGINA L. THORNBURG AND PARTNERS FOR PAYMENT RELIEF DEII, LLC

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:

ALL THAT PART OF OUT LOT NUMBERED TWENTY-FIVE (25) IN THE TOWN OF ROYERTON, WHICH LIES EAST OF THE MIDDLE LINE OF THE PUBLIC DITCH THROUGH SAID OUT LOT.

Commonly Known as: 2115 E DELTA DR, MUNCIE, IN 47303-9569

Parcel No. 07-14-378-005.000-006

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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:

REGINA L. WILLIAMSON
A/K/A REGINA L. THORNBURG
2115 E DELTA DR
MUNCIE, IN 47303-9569

WILLARD L. WILLIAMSON
2115 E DELTA DR
MUNCIE, IN 47303-9569

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0107-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$91,875.31

Cause Number: 18C05-1810-MF-000218

Plaintiff: OCEANSIDE MORTGAGE COMPANY

Defendant: NICHOLAS E. GUINN and ASHLEY D. GUINN

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 NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 9 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT A NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND RUNNING EAST ON THE NORTH LINE THEREOF 186.33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID 40 ACRE TRACT A DISTANCE OF 270 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE 186.33 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH ON SAID WEST LINE 270 FEET TO THE PLACE OF BEGINNING, ESTIMATED TO CONTAIN 1.15 ACRES, MORE OR LESS. AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 9 EAST, IN SALEM TOWNSHIP, DELAWARE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 9 EAST, SAID POINT BEING SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 186.33 FEET (ASSUMED BEARING) FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 12.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS, 270.00 FEET PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 12.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 OF AN ACRE, MORE OR LESS.

Commonly Known as: 5760 S. COUNTY ROAD 500, YORKTOWN, IN 47396

Parcel No. 18-10-35-300-001.000-021

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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.

Andrew Kraemer, Plaintiff's Attorney
Attorney No. 14872-71
Johnson Blumberg & Associates LLC
230 W Monroe Ste 1125
Chicago, IL 60606
(312) 541-9710

Tony Skinner, Sheriff

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

Salem Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

ASHLEY D. GUINN
3109 E. KENDALL LANE
MUNCIE, IN 47303

ASHLEY D. GUINN
5760 S. COUNTY ROAD 500
YORKTOWN, IN 47396

NICHOLAS E. GUINN
5760 S. COUNTY ROAD 500
YORKTOWN, IN 47396

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0108-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$8,213,592.95

Cause Number: 18C05-1702-MF-000036

Plaintiff: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE AND SUCCESSOR TO WELLS FARGO BANK, N.A., AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF BANC OF AMERICA COMMERCIAL MORTGAGE INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3

Defendant: YORKTOWN GROCERY MANAGEMENT, LLC

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:

Real property In the City of Yorktown, County of Delaware, State of Indiana, described as follows: Beginning at the Southeast corner of the Northeast quarter of Section 21, Township 20 North, Range 9 East, running thence North on the East line of the said Northeast quarter 83.22 feet; thence in Southwesterly direction with an interior angle of 57 degrees 20 minutes 1,040.7 feet; thence South with an interior angle of 110 degrees 28 minutes 1,846.6 feet to the Northerly right-of-way line of the Chicago, Cincinnati, Cleveland and St. Louis Railroad; thence In a Northerly direction on and along said right-of-way line 712.5 feet, more or less, to the East line of the Southeast quarter of said Section 21, Township 20 North, Range 9 East; thence North on the said East line of the said Southeast quarter 1,774.2 feet to the place of beginning. EXCEPTING THEREFROM the following described property: A part of the Northeast quarter of the Southeast quarter of Section 21, Township 20 North, Range 9 East, and a part of the Southeast quarter of the Northeast quarter of Section 21, Township 20 North, Range 9 East, more particularly described as follows, to wit: Beginning at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 21, Township 20 North, Range 9 East; thence North on the East line of the said Southeast quarter of the Northeast quarter 83.22 feet; thence Southwesterly and with a deflection angle to the left of 122 degrees 39 minutes 1040.7 feet; thence Southerly and with an interior angle of 110 degrees 28 minutes 30 feet; thence East and at right angles to the last described line 892.09 feet to the East line of the Northeast quarter of the Southeast quarter of Section 21, Township 20 North, Range 9 East; thence North on the said East line 319.57 feet to the point of beginning. Also described in the ALTA/ACSM Land Title Survey prepared by International Land Services, Inc., dated October 10, 2006 and last revised November 3, 2006, Job Number 06-06-001: 085B: A part of the Southeast quarter of Section 21, Township 10 North; Range 9 East of the Second Principal Meridian, Mt. Pleasant Township, Delaware County, Indiana more particularly described as follows: Commencing at the Northeast corner of said quarter; thence South 00 degrees 00 minutes 00 seconds East (Assumed bearing) along the East line of said quarter 319.00 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East along said East line 145934 feet to a point on the Northerly right of way of the Chicago, Cincinnati, Cleveland and St. Louis Railroad; thence South 45 degrees 20 minutes.11 seconds West along said Northerly right of way 703.74 feet; thence North 11 degrees 53 minutes 23 seconds West 1810.64 feet; thence North 78 degrees 12 minutes 15 seconds East 892.42 feet to the point of beginning.

Commonly Known as: 2801 S. MARSH AVENUE, INDIANAPOLIS, IN 46202

Parcel No. 10-21-476-022-000

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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 Lewinski, Plaintiff's Attorney
Attorney No.
Lewis Wagner, LLP
501 Indiana Avenue
Suite 200
Indianapolis, IN 46202
(317) 237-0500

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff
By: Nancy Marvin, Lieutenant
Phone: 765-747-7885
Mt. Pleasant Township

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

PLEASE SERVE:

YORKTOWN GROCERY MANAGEMENT, LLC
C/O REGISTERED AGENT BRETT A. CARILILE
135 N. PENNSYLVANIA STREET
INDIANAPOLIS, IN 46204

YORKTOWN GROCERY MANAGEMENT, LLC
C/O INDIANA SECRETARY OF STATE
200 W. WASHINGTON
INDIANAPOLIS, IN 46204

JASON L. FULK, HOOVER HULL LLP
111 MONUMENT CIRCLE, SUITE 4400
INDIANAPOLIS, IN 46244

KATHLEEN C. FRANCIS
GENESIS INVESTMENT PROPERTIES, LLC
4 BLACK FOREST ROAD,
HAMILTON, NJ 08691

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0109-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$115,776.30

Cause Number: 18C04-1807-MF-000165

Plaintiff: BANK OF AMERICA, N.A.

Defendant: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC and AS NOMINEE FOR COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, UNKNOWN OCCUPANTS, CARRIE J. COLE, AS PERSONAL REPRESENTATIVE TO THE ESTATE OF ERIC W. COLE, AKA ERIC COLE, ERIC COLE, II, (MINOR) AS HEIR TO THE ESTATE OF ERIC W. COLE, AKA ERIC COLE AND BANK OF AMERICA, N.A.

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 of the Northwest Quarter of Section 21, Township 19 North, Range 11 East, more particularly described as follows: beginning at a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 21, said point being 366.5 feet South of the South Right of Way of U.S. 35; running thence South 289.5 feet along the West line of the Southwest Quarter of the Northwest Quarter of said Section 21, thence deflecting 90 degrees 03 minutes to the left and measure East 254.5 feet, more or less to a point, 209 feet West of the East line of a certain 14 acre tract off of the West side of the Southwest Quarter of the Northwest Quarter of said Section 21; thence north 289.5 feet parallel to the East line of said 14 acre tract; thence West 251.3 feet, more or less, to the point of beginning. estimated to contain 1.678 acres. Also, a part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 19 North, Range 11 East More particularly described as follows, to-wit; beginning at a point on the East line of a 14 acre tract off of the West side of said Quarter Quarter Section 366.5 feet South of the South Right of Way line of U.S. Highway No. 35, and running thence South on said East line 469.5 feet; thence West at right angles to said East line 209 feet; thence North parallel with said East line 469.5 feet; thence East at right angles to said East line 209 feet to the place of beginning, estimated to contain 2.157 acres, more or less.

Commonly Known as: 11880 SOUTH COUNTY ROAD 500 EAST, SELMA, IN 47383

Parcel No. 18-16-21-100-008.000-020

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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.

Amanda L. Krenson, Plaintiff's Attorney
Attorney No. 28999-61
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
(614) 222-4921

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Perry Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

JON D. MADISON
ATTORNEY FOR CARRIE J. COLE, AS PERSONAL R
TO THE ESTATE OF ERIC W. COLE, AKA ERIC COLE
400 SOUTH WALNUT STREET
SUITE 200
MUNCIE, IN 47305
UNKNOWN OCCUPANTS
11880 SOUTH COUNTY ROAD 500 EAST
SELMA, IN 47383

CARRIE J. COLE, AS PERSONAL REPRESENTATIVE
TO THE ESTATE OF ERIC W. COLE, AKA ERIC COLE
105 NORTH COUNTY ROAD 800 EAST
PARKER CITY, IN 47368

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0110-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$68,194.70

Cause Number: 18C05-1901-MF-000017

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

Defendant: ZACHARY PANACEK

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 68 and 69 in Middletown Park Second Addition to the City of Muncie as shown in Plat Book 5, Page 54, Records of Delaware County, Indiana.

Commonly Known as: 3601 EAST 31ST STREET, AKA, 3601 WEST 31ST STREET, MUNCIE, IN 47302

Parcel No. 11-30-277-007.000-002, 11-30-277-008.000-002

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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.

Amanda L. Krenson, Plaintiff's Attorney
Attorney No. 28999-61
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
(614) 222-4921

Tony Skinner, Sheriff
By: Nancy Marvin, Lieutenant
Phone: 765-747-7885
Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:
ZACHARY PANACEK
118 ALEXANDRA WOODS DRIVE
DEBARY, FL 32713

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-19-0111-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$38,648.50

Cause Number: 18C05-1901-MF-000020

Plaintiff: PENNYMAC LOAN SERVICES, LLC

Defendant: GARY D. CHALFANT and TRUDIE E. CHALFANT

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 East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point 93.0 Feet North and 174.5 Feet East of the Northwest corner of Fullhart's First Addition to the City of Muncie, Indiana; running thence East parallel with the North line of said Fullhart's First Addition, 111.4 Feet; thence South parallel with the West line of the said Fullhart's First Addition, 93.0 Feet; thence West at right angles to the last described line, 7.55 Feet; thence in a northwesterly direction with a curve to the right, which curve has a radius of 92.0 Feet and an angle of intersection of 30 Degrees and a chord distance of 47.62 Feet; continuing in a Northwesterly direction with a curve to the right, said curve having a radius of 120.0 Feet and a chord distance of 99.5 Feet, more or less, to the point of beginning.

Commonly Known as: 1210 SOUTH FULLHART DRIVE, MUNCIE, IN 47302

Parcel No. 18-11-14-427-010.000-003

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal 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.

David M Bengs, Plaintiff's Attorney
Attorney No. 16646-20
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 531-3508

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

GARY D. CHALFANT
4001 SOUTH MAPLE LANE
MUNCIE, IN 47302

GARY D. CHALFANT
1210 S FULLHART DR
MUNCIE, IN 47302

TRUDIE E. CHALFANT
1210 S FULLHART DR
MUNCIE, IN 47302

TRUDIE E. CHALFANT
4001 SOUTH MAPLE LANE
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: 18-19-0112-SS

Date & Time of Sale: Wednesday, July 10, 2019 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$45,672.22

Cause Number: 18C03-1812-MF-000268

Plaintiff: PENNYMAC LOAN SERVICES, LLC

Defendant: REBECCA R. CHAFIN

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 179 in John J. Perkins' Addition to the City of Muncie, Indiana

Commonly Known as: 1425 WEST 8TH STREET, MUNCIE, IN 47302

Parcel No. 18-11-16-355-004.000-003

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.

David M Bengs, Plaintiff's Attorney
Attorney No. 16646-20
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 531-3508

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

GREGORY B. SMITH

400 N. HIGH STREET, SUITE 201

MUNCIE, IN 47305