

Updated: 08/14/15 at 9:59 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Sep 29, 2015 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: 19-15-0023-SS

Date & Time of Sale: Tuesday, September 29, 2015 at 10:00 am

Sale Location: Dubois County Courthouse Third Floor Courtroom, One Courthouse Square

Judgment to be Satisfied: \$71,884.10

Cause Number: 19D01-1502-MF-000088

Plaintiff: MIDFIRST BANK

Defendant: MARIA ESTELA FERNANDEZ

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Dubois 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:

Part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 1 South, Range 4 West, and more particularly described as follows: Beginning at a point 389 feet south 26 degrees 17 minutes east of the northwest corner of the above described quarter-quarter section, running thence south 62 degrees 10 minutes west 134 feet, thence north 30 degrees 18 minutes west 50 feet to the place of beginning of the tract being hereby conveyed, running thence south 62 degrees 10 minutes west to the west quarter-quarter section line, running thence south along said quarter-quarter section line to the point of intersection with a tract owned by Seng Farms, Inc., running thence southeasterly along said Seng Farms, Inc. tract to the northwest corner of a previously conveyed tract (Deed Record 129, page 83), running thence north 62 degrees 10 minutes east to the southwest corner of a tract, running thence north 30 degrees 18 minutes west 150 feet to the place of beginning, containing .22 of an acre, more or less; Also, Part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 1 South, Range 4 West, more particularly described as follows: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 22, Township 1 South, Range 4 West, running in a southeasterly direction 390 1/2 feet in the middle of the Dubois- Celestine Road to the place of beginning, thence in a southwesterly direction 130 feet, thence in a southeasterly direction 100 feet, thence in a northeasterly direction 130 feet, thence northwesterly 100 feet to the place of beginning, containing .30 acre, more or less; Also, Part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 1 South, Range 4 West, and more particularly described as follows: Beginning at a point 389 feet south 26 degrees 17 minutes east of the northwest corner of the above described quarter-quarter section, running thence south 62 degrees 10 minutes west 134 feet to the northwest corner of a tract heretofore conveyed, thence north 30 degrees 18 minutes west 50 feet, thence north 62 degrees 10 minutes east being parallel to the south line of the tract conveyed and 50 feet therefrom, to the south line of a tract being heretofore conveyed from Apolina Seger to Bernadine Seger and recorded in Deed Record No. 98, page 551, in the Office of the Recorder of Dubois County, Indiana, thence east along said south line of the Seger tract to the centerline of an improved county road, thence south 26 degrees 17 minutes east 40 feet along said centerline to the place of beginning, containing 0.15 acre, more or less.

Commonly Known as: 4193 N FOURTH ST, DUBOIS, IN 47527

Parcel No. 19-07-12-403-119.000-018 (021-06150-00), 19-07-12-403-120.000-018 (021-06151-00)

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 Legal Corporation PC
41 E Washington Street, Ste 400
Indianapolis, IN 46204-2456
(317) 264-5000

Donny Lampert, Sheriff

By: Donny Lampert, Sheriff
Phone: 812-482-3522

Marion 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:

MARIA ESTELA FERNANDEZ
4015 1/2 N 4TH STREET
DUBOIS, IN 47527

OCCUPANT(S)
4193 N FOURTH ST
DUBOIS, IN 47527

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 19-15-0024-SS

Date & Time of Sale: Tuesday, September 29, 2015 at 10:00 am

Sale Location: Dubois County Courthouse Third Floor Courtroom, One Courthouse Square

Judgment to be Satisfied: \$152,030.76

Cause Number: 19D01-1410-MF-000592

Plaintiff: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Defendant: JOSE R. RAMOS and ROSELDA CRUZ

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Dubois 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 JOSEPH HASENOUR'S FOURTH ADDITION TO THE CITY OF JASPER, ACCORDING TO THE MAP, PLAT OR CHART THEREOF.

Commonly Known as: 1150 TERRACE AVENUE, JASPER, IN 47546

Parcel No. 19-11-01-402-306.000-002

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.

Brian K. Tekulve, Plaintiff's Attorney
Attorney No. 30882-49
Nelson & Frankenberger
3105 E. 98th St., Suite 170
Indianapolis, IN 46280
(317) 844-0106

Donny Lampert, Sheriff

By: Donny Lampert, Sheriff

Phone: 812-482-3522

Bainbridge 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:

JOSE R. RAMOS
1150 TERRACE AVENUE
JASPER, IN 47546

ROSELDA CRUZ
1150 TERRACE AVENUE
JASPER, IN 47546