Updated: 01/19/24 at 1:03 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Sep 05, 2023 at 11:30 am

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **36-23-0031-SS**

Date & Time of Sale: **Tuesday, September 5, 2023 at 11:30 am**

Sale Location: **JACKSON COUNTY SHERIFF'S OFFICE Lobby, 150 E STATE ROAD 250, BROWNST**

Judgment to be Satisfied: **$106,433.39**

Cause Number: **36D01-2301-MF-000002**

Plaintiff: **AMERIHOME MORTGAGE COMPANY, LLC**

Defendant: **ANDREA M. CHRISTIAN**

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

Tract 1: A part of the Northeast Quarter and a part of the Southeast Quarterr of Section 34, Township 5 North, Range 3 East; Prepared from a survey titled "Beavers-Exempt Subdivision", performed by Independent Land Surveying, Inc. (Job Number 20312), certified by Jonathan M. Isaacs, PLS (LS-20200015) On February 4, 2021; Intended to be apart of that land as described and recorded in Instrument Number 201504127 in the Office of the Recorder of Jackson County, Indiana; and described as follows: Commencing at a 5/8 Inch rebar (found) marking the Southeast Corner of the Northeast Quarter of Section 34; Thence South 89 Degrees 43 Minutes 37 Seconds West (an assumed bearing) along the South Line of said Quarter Section a distance of 2638.98 Feet To The Southeast Corner Of Said Quarter Section, a 1 Inch rebar (found), and the Point of Beginning; Thence North 00 Degrees 10 Minutes 06 Seconds West along the line of the land of "hill" (Deed Record 257, Page 561) a distance of 8.06 Feet to a corner of the land of "hill" and a 5/8 Inch rebar with cap (set); Thence North 89 Degrees 28 Minutes 18 Seconds East along a line of the land of "hill" a distance of 128.56 Feet to a 5/8 Inch rebar with cap (set); Thence South 00 Degrees 05 Minutes 48 Seconds East a distance of 134.89 Feet to a 5/8 Inch rebar with cap (set); Thence South 89 Degrees 28 Minutes 18 Seconds West a distance of 128.40 Feet to a line of the land of "hill" and a 5/8 Inch rebar with cap (set); Thence North 00 Degrees 10 Minutes 06 Seconds West along said line a distance of 126.83 Feet to the Point of Beginning, Containing 0.40 acres, more or less, And subject to all legal rights of way and easements.Also a 10 Foot Sanitary Sewer Lateral Easement: (intended to serve tract 1) A 10 Foot sanitary sewer lateral easement being a part of the Northeast Quarter and a part of the Southeast Quarter of Section 34, Township 5 North, Range 3 East; Prepared From A Survey titled "Beavers-Exempt Subdivision", Performed By Independent Land Surveying, Inc. (Job Number 20312), Certified By Jonathan M. Isaacs, PLS (LS-20200015) On February 4, 2021; Intended to be a part of that land as described and recorded in Instrument Number 201504127 in the Office of the Recorder of Jackson County, Indiana; And being 5 Feet each side of the centerline described as follows: Commencing at a 5/8 Inch rebar (found) marking the Southeast corner of the Northeast quarter of Section 34; thence South 89 Degrees 43 Minutes 37 Seconds West (an assumed bearing) along the South line of said quarter Section a distance of 2460.43 Feet to the West line of "John R. Jackson Addition" (Plat Record 4, Page 202); thence South 00 Degrees 05 Minutes 48 Seconds East along said West line a distance of 61.18 Feet to the point of beginning; thence South 88 Degrees 41 Minutes 34 Seconds West a distance of 50.01 Feet to the terminus thereof, and subject to all legal rights of way and easements.,Tract 2: A Part of the Northeast Quarter and a Part of the Southeast Quarter of Section 34, Township 5 North, Range 3 East; prepared from a Survey Titled "Beavers - Exempt Subdivision", performed by Independent Land Surveying, Inc. (Job Number 20312), certified by Jonathan M Isaacs, pls (LS-20200015) on February 4, 2021; intended to be a part of that land as described and recorded in Instrument Number 201504127 in the Office of the Recorder of Jackson County, Indiana; and described as follows: Commencing at a 5/8 Inch rebar (found) marking the Southeast corner of the Northeast quarter of Section 34; thence South 89 Deggees 43 Minutes 37 Seconds West (an assumed bearing) along the South line of said Quarter Section a distance of 2460.43 Feet to the West line of "John R. Jackson Addition" (Plat Record 4, Page 202) and the point of beginning; thence South 00 Degrees 05 Minutes 48 Seconds East along said West line a distance of 663.42 Feet to the Southwest corner of said addition an a 1/2 Inch rebar (found); thence South 89 Degrees 19 Minutes 30 Seconds West along a line of the land of "hill" (Deed Record 257, Page 561) a distance of 177.73 Feet to a corner Of the land of "hill" and a 1 Inch iron pipe (found); thence North 00 Degrees 10 Minutes 06 Seconds West along said line a distance of 537.83 Feet to a 5/8 Inch rebar with cap (set); thence North 89 Degrees 28 Minutes 18 Seconds East a distance of 128.40 Feet to a 5/8 Inch rebar with cap (set); thence North 00 Degrees 05 Minutes 48 Seconds West a distance of 134.89 Feet to a line of the land of "hill" and a 5/8 Inch rebar with cap (set); thence North 89 Degrees 28 Minutes 18 Seconds East along said line a distance of 50.00 Feet to a 5/8 Inch rebar with cap (set); thence South 00 Degrees 05 Minutes 48 Seconds East a distance of 8.85 Feet to the point of beginning, containing 2.35 acres, more or less, and subject to all legal rights of way

and easements. Also subject to a 10 Foot sanitary sewer lateral easement being a part of the Northeast Quarter and a part of the Southeast Quarter of Section 34, Township 5 north, Range 3 East; prepared from a survey titled "Beavers - Exempt Subdivision", performed by Independent Land Surveying, Inc. (Job Number 20312), certified by Jonathan M. Isaacs, pls (LS-20200015) on February 4, 2021; intended to be a part of that land as described and recorded in Instrument #201504127 in the Office of the Recorder of Jackson County, Indiana; and being 5 Feet each side of the centerline described as follows: Commencing at a 5/8 Inch rebar (found) marking the Southeast Corner of the Northeast Quarter of Section 34; thence South 89 Degrees 43 Minutes 37 Seconds West (an assumed bearing) along the 'South Line of said Quarter Section a distance of 2460.43 Feet to the West Line of "John R. Jackson Addition" (Plat Record 4, Page 202); thence South 00 Degrees 05 Minutes 48 Seconds East along said West line a distance of 61.18 Feet to the point of beginning; thence South 88 Degrees 41 Minutes 34 Seconds West a distance of 50.01 Feet to the terminus thereof, and subject to all legal rights of way and easements.

Commonly Known as: 7471 WEST COUNTY ROAD 350 SOUTH, MEDORA, IN 47260

Parcel No. 36-53-34-300-010.000-003, 36-53-34-402-041.001-004

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.

PROPERTY MUST BE VACATED BY DAY OF THE SHERIFF SALE

Jennifer L. Snook, Plaintiff's Attorney
Attorney No.
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 386-4700
Atty File#: 31040-45

Rick Meyer, Sheriff

By: Heather Blaker, Administrative Assistant
Phone: (812) 358-2141

CARR Township

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

PLEASE SERVE:
ANDREA CHRISTIAN
7471 WEST COUNTY ROAD 350 SOUTH
MEDORA, IN 47260