

Updated: 07/22/18 at 1:28 AM

## **NOTICES OF SHERIFF'S SALE**

**Date & Time of Sale: Wed, May 30, 2018 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: 63-18-0008-SS**

**Date & Time of Sale: Wednesday, May 30, 2018 at 10:00 am**

**Sale Location: Pike County Sheriffs' Office Basement, 100 S. 4th St., Petersburg, IN**

**Judgment to be Satisfied: \$60,279.19**

**Cause Number: 63C01-1710-MF-000278**

**Plaintiff: WELLS FARGO BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-BO1**

**Defendant: RALEIGH BROWNING and KAREN BROWNING A/K/A KAREN SUE BROWNING (DECEASED)**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Pike 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST, BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION AND RUNNING THENCE EAST 40 RODS; THENCE SOUTH 20 RODS; THENCE WEST 40 RODS; THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING AND CONTAINING 5 ACRES, MORE OR LESS; EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION, TOWNSHIP AND RANGE, AND RUNNING THENCE SOUTH 20 RODS TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST 218 FEET TO THE CENTER OF A DRAINAGE DITCH; THENCE IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE CENTER OF SAID DRAINAGE DITCH 260 FEET TO THE WEST QUARTER QUARTER SECTION LINE; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.4 ACRES, MORE OR LESS; AND CONTAINING AFTER SAID EXCEPTION, 4.60 ACRES, MORE OR LESS. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

**Commonly Known as:** 1509 SOUTH STATE ROAD 257, VELPEN, IN 47590

**Parcel No.** 63-08-28-300-008.000-006

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.

Dennis V. Ferguson, Plaintiff's Attorney  
Attorney No.  
Bleecker Brodey & Andrews  
9247 N Meridian St, Ste 101  
Indianapolis, IN 46260  
(317) 574-0700

Jeremy Britton, Sheriff

By: Jeremy Britton, Sheriff  
Phone: (812) 354-6024

Patoka 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:

RALEIGH BROWNING  
3483 MAUL RIDGE ROAD  
BEDFORD, IN 47421

UNKNOWN TENANTS/OCCUPANTS  
1509 SOUTH STATE ROAD 257  
VELPEN, IN 47590

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 63-18-0009-SS**

**Date & Time of Sale: Wednesday, May 30, 2018 at 10:00 am**

**Sale Location: Pike County Sheriffs' Office Basement, 100 S. 4th St., Petersburg, IN**

**Judgment to be Satisfied: \$63,763.08**

**Cause Number: 63C01-1706-MF-000159**

**Plaintiff: U.S. BANK, N.A., AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT  
SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1998-8**

**Defendant: JACK L. PHILLIPS and LYNNE A. HILL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Pike 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 Northeast Quarter of the Southeast Quarter of Section 19, Township 1 North, Range 6 West, in Jefferson Township, Pike County, Indiana, described as follows: Beginning at the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 19; thence South 88 degrees 53 minutes 02 seconds West 435.0 feet along the south line of said quarter-quarter section; thence North 150.0 feet; thence North 88 degrees 53 minutes 02 seconds East 260.0 feet parallel to the south line of said quarter-quarter section; thence South 120.0 feet; thence north 88 degrees 53 minutes 02 seconds East 175.0 feet parallel to the said south line to the east line of said quarter-quarter section; thence South along said east line 30.0 feet to the point of beginning. Also, subject to a State Highway right-of-way along the east line of the above described tract.

**Commonly Known as:** 5255 N SR 257, OTWELL, IN 47564

**Parcel No.** 63-04-19-400-035.000-002 & 63-04-19-400-030.000-002

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.

Matthew Foutty, Plaintiff's Attorney  
Attorney No. 20886-49  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, IN 46204

Jeremy Britton, Sheriff

By: Jeremy Britton, Sheriff

Phone: (812) 354-6024

Jefferson 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:

JACK L. PHILLIPS  
22940 MORGANTOWN HWY  
SUCHES, GA 30572-3704

LYNNE A. HILL  
5255 N SR 257  
OTWELL, IN 47564

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 63-18-0010-SS**

**Date & Time of Sale: Wednesday, May 30, 2018 at 10:00 am**

**Sale Location: Pike County Sheriffs' Office Basement, 100 S. 4th St., Petersburg, IN**

**Judgment to be Satisfied: \$52,620.61**

**Cause Number: 63C01-1711-MF-000309**

**Plaintiff: THE FIRST STATE BANK**

**Defendant: JUSTIN M. BIRK**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Pike 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 61 in the Original Plat of the Town of Winslow, Pike County, Indiana, except 50 feet off of the East Side thereof, heretofore conveyed on May 15, 1939 to Howard and Helen Nichols, husband and wife, as shown in Pike County, Indiana, Deed Record 56 at page 462.

**Commonly Known as: 205 E CENTER ST, WINSLOW, IN 47598**

**Parcel No. 63-07-32-301-023.000-010**

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

Jeremy Britton, Sheriff

By: Jeremy Britton, Sheriff

Phone: (812) 354-6024

Patoka 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:

JUSTIN M. BIRK AKA JUSTIN MICHAEL BIRK  
8502 E ROUNTY ROAD 175 S  
VELPEN, IN 47590

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 63-18-0011-SS**

**Date & Time of Sale: Wednesday, May 30, 2018 at 10:00 am**

**Sale Location: Pike County Sheriffs' Office Basement, 100 S. 4th St., Petersburg, IN**

**Judgment to be Satisfied: \$55,314.01**

**Cause Number: 63C01-1707-MF-000189**

**Plaintiff: JPMC SPECIALTY MORTGAGE LLC F/K/A WM SPECIALTY MORTGAGE LLC**

**Defendant: STANCIL EDWARDS**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Pike 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 Northwest Quarter of the Northwest Quarter of Section Fourteen (14), Township Two (2) South, Range Eight (8) West and more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section, Township and Range, thence West Five Hundred Ninety-eight and Five Tenths (598.5) feet, thence North One Hundred Nine and Two Tenths (109.2) feet, thence East Five Hundred Ninety-eight and Five Tenths (598.5) feet, thence South One Hundred Nine and Two Tenths (109.2) feet to the point of beginning, containing One and Five Tenths (1.5) acres, more or less. Being the same property conveyed to Stand! Edwards from Charles E. Barr and Tracy L. Barr, as joint tenants with full rights of survivorship by Warranty Deed dated February 28, 2002 and recorded March 6, 2002 in Book 182 Page 49 in the Office of the Recorder of Pike County.

**Commonly Known as:** 5234 S. COUNTY RD. 50 E., WINSLOW, IN 47598

**Parcel No.** 63-10-14-200-055.000-009

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.

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Brian K. Tekulve, Plaintiff's Attorney  
Attorney No. 30882-49  
Nelson & Frankenberger  
550 Congressional Blvd  
Suite 210  
Carmel, IN 46032  
(317) 844-0106

Jeremy Britton, Sheriff

By: Jeremy Britton, Sheriff

Phone: (812) 354-6024

Patoka 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:

STANCIL EDWARDS  
5234 S COUNTY ROAD 50 E  
WINSLOW, IN 47598

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 63-18-0012-SS**

**Date & Time of Sale: Wednesday, May 30, 2018 at 10:00 am**

**Sale Location: Pike County Sheriffs' Office Basement, 100 S. 4th St., Petersburg, IN**

**Judgment to be Satisfied: \$52,069.59**

**Cause Number: 63C01-1701-MF-000006**

**Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, AS INDENTURE TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2014-2**

**Defendant: TODD M. DORSEY and ET AL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Pike 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 Location Number 52 in the Southwest Quarter of Section 24, Township 1 North, Range 9 West, in Pike County, Indiana and more particularly described as follows: Commencing at a T-post at the intersection of the South boundary line of Location Number 52 with the East line of the Northwest Quarter of Section 25, Township 1 North, Range 9 West; thence along said East line, North 00000'00" East 813.64 feet to a 5/8 inch iron rod LS 0006 at the true point of beginning; thence perpendicular to the East line of said Quarter Section 1st: South 900001'00" West 134.80 feet to a 5/8 inch iron rod with LS Cap S0006; thence 2nd: North 09°46'42" West 320.56 feet to a nag nail over an iron monument on the center line of State Road 56; thence along said centerline for the following 2 courses; 3rd: North 79°04'37" East 82.75 feet to a mag nail over an iron monument; thence 4th: North 60°53'56" East 93.41 feet to a mag nail; thence 5th: South 04°00'59" East 225.00 feet to a 5/6 inch iron rod with LS Cap 50006 on the East line of the Southwest Quarter of "said Section 24; thence along said East line; 6th: South 00°00'00" West 121.92 feet to the true point of beginning, containing 1.209 acres, more or less. SUBJECT TO the right-of-way for State Road 56, 33 feet in width and lying Southerly of an adjacent to the 3rd and 4th courses TOGETHER WITH A TEMPORARY EASEMENT for ingress and egress, described as follows: Beginning at the intersection of the East line of the above described parcel with the South right-of-way line for State Road 56; thence along said right-of-way 1st: North 60°53'55" East 13.63 feet to a point on the East line of the Southwest Quarter of said Section 24; thence continue along said right-of-way 2nd: North 80°41'01" East 10.13 feet; thence 3rd: South 00°00'00" West 108.20 feet; thence 4th: South 90°00'00" West 16.12 feet; thence 5th: North 04°00'59" West 104.64 feet at the point of beginning, containing 2110.26 square feet more or less.

**Commonly Known as: 4529 WEST STATE ROAD 56, PETERSBURG, IN 47567**

**Parcel No. 63-01-52-300-028.000-005**

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.

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Zarkis Daroga, Plaintiff's Attorney  
Attorney No. 17288-49  
Shapiro Van Ess Phillips & Barragate LLP  
4805 Montgomery Road, suite 320  
Norwood, OH 45212  
(513) 396-8100

Jeremy Britton, Sheriff

By: Jeremy Britton, Sheriff  
Phone: (812) 354-6024

Madison 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:

ZARKSIS DAROGA ESQ  
SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, LLP  
4805 MONTGOMERY ROAD  
SUITE 320  
NORWOOD, OH 45212