

Updated: 03/02/23 at 1:56 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Jan 26, 2023 at 1:00 pm

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 65-23-0001-SS

Date & Time of Sale: Thursday, January 26, 2023 at 1:00 pm

Sale Location: Posey County Sheriff's Office lobby, 1201 O'Donnell Road

Judgment to be Satisfied: \$109,484.07

Cause Number: 65D01-2207-MF-000262

Plaintiff: MYCUMORTGAGE, LLC

Defendant: JASON M. KNOWLES

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Posey 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 Thirty-six (36) Section C in Park Ridge Addition to the City of Mt. Vernon, Indiana, as shown by the plat recorded in Deed Record 89, page 171, in the Office of the Recorder of Posey County, Indiana.

Commonly Known as: 89 PARKRIDGE DRIVE, MOUNT VERNON, IN 47620

Parcel No. 65-27-07-212-036.000-018

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.

Nicholas Smith, Plaintiff's Attorney
Attorney No. 31800-15
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028

Thomas E. Latham, Sheriff

By: Kaitlyn Kittinger, Administrative Assistant
Phone: 812-838-1321

Black Township

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

PLEASE SERVE:

JASON M. KNOWLES
89 PARKRIDGE DRIVE
MOUNT VERNON, IN 47620

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 65-23-0002-SS

Date & Time of Sale: Thursday, January 26, 2023 at 1:00 pm

Sale Location: Posey County Sheriff's Office lobby, 1201 O'Donnell Road

Judgment to be Satisfied: \$85,744.00

Cause Number: 65D01-2204-MF-000163

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021-NR2 MORTGAGE-BACKED NOTES, SERIES 2021-NR2

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF REBECCA S. ROOS AKA REBECCA ROOS and THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF REBECCA S. ROOS AKA REBECCA ROOS, UNKNOWN OCCUPANTS AND JASON MORROW, AS POSSIBLE HEIR TO THE ESTATE OF REBECCA S. ROOS AKA REBECCA ROOS

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

Beginning at the northwest corner of Section 25, Township 7 South, Range 14 West; thence South 89 degrees 43' 30" East 1.034.99 feet to a point; thence South 1 degrees 13' 30" West 202.24 feet to a point; thence South 89 degrees 43' 30" East 184.05 feet to a point; thence South 34 degrees 30" East 104.06 feet to a point; thence South 58 degrees 8' 11" East 153.08 feet to the point of beginning of Subject Boundary description which is a 5/8 inch pin set with a plastic cap; thence North 2 degrees 33" East 113.25 feet to an iron pin; thence South 75 degrees 50' 38" East 101.48 feet to a point; thence South 75 degrees 50' 30" East 137.28 feet to a 3/4 inch iron pipe; thence South 40 degrees 16' 30" West 180.49 feet to a 3/4 inch iron pin; thence North 56 degrees 42' 33" East 143.62 feet to a point; thence North 2 degrees 33" East 4.14 feet to the point of beginning, containing. 607 acre, more or less.

Commonly Known as: 610 Pine Tree Drive, MOUNT VERNON, IN 47620

Parcel No. 65-16-25-200-007.002-010, 65-16-25-200-007.006-010

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.

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Nicholas Smith, Plaintiff's Attorney
Attorney No. 31800-15
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028

Thomas E. Latham, Sheriff

By: Kaitlyn Kittinger, Administrative Assistant
Phone: 812-838-1321

Point Township

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

PLEASE SERVE:

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
AND THEIR UNLCNOWN CREDITORS; AND, THE UN
REPRESENTATIVE OF THE ESTATE OF REBECCA S
610 PINE TREE DRIVE
MOUNT VERNON, IN 47620

UNKNOWN OCCUPANTS
610 PINE TREE DRIVE
MOUNT VERNON, IN 47620

JASON MORROW, AS POSSIBLE HEIR TO THE ESTA
4240 NORTH THIRD AVENUE
UNIT 9
EVANSVILLE, IN 47710