

Updated: 04/07/20 at 10:17 AM

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

**Date & Time of Sale: Wed, May 06, 2020 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: 67-20-0014-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$32,316.09**

**Cause Number: 67C01-1901-MF-000006**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION**

**Defendant: MARY E. BURNETT and ET AL.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 13 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED, TO-WIT: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF US HIGHWAY 40 WITH THE CENTERLINE OF JACKSON STREET (AN UNIMPROVED PLATTED STREET IN THE TOWNSEND AND HELPERS ADDITION TO THE TOWN OF PUTNAM VILLE, INDIANA); THENCE FROM SAID POINT OF BEGINNING SOUTH 10 DEGREES 03 MINUTES EAST 200 FEET WITH THE CENTERLINE OF SAID JACKSON STREET TO THE SOUTH LINE THEREOF; THENCE SOUTH 79 DEGREES 57 MINUTES WEST 126 FEET; THENCE NORTH 10 DEGREES 03 MINUTES WEST 139 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID U.S. HIGHWAY 40; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT 46.01 FEET TO A POINT ON A LINE PARALLEL TO AND 50 FEET WEST OF THE WEST LINE OF THE AFORESAID JACKSON STREET; THENCE NORTH 10 DEGREES 03 MINUTES WEST 60 FEET; THENCE NORTH 79 DEGREES 57 MINUTES EAST 80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.515 OF AN ACRE. EXCEPT PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 4 WEST, IN WARREN TOWNSHIP, PUTNAM COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH REBAR AT THE SOUTHEAST CORNER OF A 0.515 ACRE TRACT DESCRIBED IN DEED RECORD 170, PAGE 466, IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA, WHICH POINT IS DESCRIBED AS THE INTERSECTION OF THE CENTERLINE OF JACKSON STREET WITH THE SOUTH LINE OF TOWNSEND AND HELPERS ADDITION TO THE TOWN OF PUTNAMVILLE; THENCE SOUTH 79 DEGREES 57 MINUTES WEST (ASSUMED BEARING FROM PRIOR DEED) 126.00 FEET TO A 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF SAID 0.515 ACRE TRACT; THENCE NORTH 10 DEGREES 29 MINUTES WEST (PRIOR DEED NORTH 10 DEGREES 03 MINUTES WEST) 93.65 FEET WITH THE WEST LINE OF SAID 0.515 ACRE TRACT TO A 5/8 INCH REBAR; THENCE NORTH 79 DEGREES 57 MINUTES EAST 126.00 FEET TO A 5/8 INCH REBAR IN THE CENTERLINE OF SAID JACKSON STREET; THENCE SOUTH 10 DEGREES 29 MINUTES EAST 93.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRE, MORE OR LESS.

**Commonly Known as:** 1056 W US HIGHWAY 40, PUTNAMVILLE, IN 46170

**Parcel No.** 67-12-08-404-014.000-017

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.

David M. Johnson, Plaintiff's Attorney  
Attorney No. 30354-45  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, in 46204

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant  
Phone: 765-653-3211

Warren Township

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

PLEASE SERVE:  
MARY E. BURNETT  
419 CANYON RD  
COTOPAXI, CO 81223

CARMEN M. FILES  
30 S. MERIDIAN STREET, SUITE 900  
INDIANAPOLIS, IN 46204

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-20-0015-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$185,144.85**

**Cause Number: 67D01-1911-MF-000086**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: HERITAGE LAKE PROPERTY OWNERS ASSOCIATION, INC. and JASON SHEPARD**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 Two hundred forty-seven (247) in Patriots Landing, Heritage Lake, a Subdivision in Floyd Township, Putnam County, Indiana, as per plat thereof recorded January 3, 1974 in Plat Book 5, Part 3, page 344, in the Office of the Recorder of Putnam County, Indiana.

**Commonly Known as: 247 PATRIOTS LNDG, FILLMORE, IN 46128-9477**

**Parcel No. 67-06-26-204-041.000-004**

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.

Matthew S Love, Plaintiff's Attorney  
Attorney No. 18762-29  
Feiwell & Hannoy PC  
8415 Allison Pointe Boulevard, Suite 400  
Indianapolis, IN 46250  
(317) 237-2727  
Atty File#: 102141F01

Scott Stockton, Sheriff  
By: Vova Johnson, Administrative Assistant  
Phone: 765-653-3211  
Floyd 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:  
JASON SHEPARD  
247 PATRIOTS LNDG  
FILLMORE, IN 46128-9477

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-20-0016-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$124,534.03**

**Cause Number: 67D01-1911-MF-000087**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: HERITAGE LAKE PROPERTY OWNER'S ASSOCIATION. INC and BRENT JOEL BISHOP**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 Numbered Two Hundred Two (202) and Two Hundred Three (203) in Victory Hills, Heritage Lake. a subdivision in Putnam County Indiana. as per plat thereof recorded in Plat Book 5, Part 2, page 296, in the Office of the Recorder of Putnam County, Indiana

**Commonly Known as: 202 203 VICTORY HI, COATESVILLE, IN 46121-8963**

**Parcel No. 67-06-12-304-017 000-004**

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.

Matthew S Love, Plaintiff's Attorney  
Attorney No. 18762-29  
Feiwell & Hannoy PC  
8415 Allison Pointe Boulevard, Suite 400  
Indianapolis, IN 46250  
(317) 237-2727  
Atty File#: 102173F01

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant

Phone: 765-653-3211

Floyd 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:

BRENT JOEL BISHOP  
419 NORTHFIELD DR  
MOORESVILLE, IN 46158-1122

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-20-0017-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$43,741.91**

**Cause Number: 67C01-1809-MF-000050**

**Plaintiff: BANK OF AMERICA, N.A**

**Defendant: LANCE E. JACOBSON and RENEE D. DYER, LVNV FUNDING LLC**

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

Lotn Numbered 26 in Cataract Shrine Addition, as recorded in Plat Book 5, Page 46, in the Office of the Recorder of Putnam County, Indiana

**Commonly Known as:** 11124 SOUTH 225 WEST LOT D, CLOVERDALE, IN 46120

**Parcel No.** 67-16-07-401-031.000-002

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.

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

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant

Phone: 765-653-3211

Cloverdale 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:

LANCE E. JACOBSON  
30 CHURCH STREET, APT 27  
CLOVERDALE, IN 46120

LANCE E. JACOBSON  
11124 SOUTH 225 WEST LOT D  
CLOVERDALE, IN 46120

LANCE E. JACOBSON  
PO BOX 223  
CLOVERDALE, IN 46120

RENEE D. DYER  
4026 EAST COUNTY ROAD 1000 SOUTH  
CLOVERDALE, IN 46120

RENEE D. DYER  
11124 SOUTH 225 WEST LOT D  
CLOVERDALE, IN 46120

RENEE D. DYER  
PO BOX 223  
CLOVERDALE, IN 46120

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-20-0018-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$84,551.39**

**Cause Number: 67D01-1909-MF-000067**

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

**Defendant: JOEL DANIEL PRUITT and ET AL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 367 IN JEFFERSON VALLEY, HERITAGE LAKE, A SUBDIVISION IN FLOYD TOWNSHIP, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PART 2, PAGE 281, IN THK OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA.

**Commonly Known as: 367 JEFFERSON VLY, COATESVILLE, IN 46121**

**Parcel No. 67-00-13-303-071.000-004**

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.

Zarksis 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

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

Scott Stockton, Sheriff  
By: Vova Johnson, Administrative Assistant  
Phone: 765-653-3211  
Floyd Township

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

PLEASE SERVE:

JOEL DANIEL PRUITT  
367 JEFFERSON VALLEY  
COATESVILLE, IN 46121

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

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-20-0019-SS**

**Date & Time of Sale: Wednesday, May 06, 2020 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$27,838.03**

**Cause Number: 67D01-1909-MF-000061**

**Plaintiff: BAVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**Defendant: UNKNOWN HEIRS AND LEGATEES OF KIRK D NIEMANN and ANDREA CANNOOT; ANTHONY NIEMANN, JAMES CORWIN NIEMANN**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 NUMBERED 2 AND 3 IN BLOCK NUMBER 3 IN MARY J. COUK'S SECOND ADDITION, TO THE TOWN OF ROACHDALE, AS PER PLAT THEREOF RECORDED PLAT BOOK 3, PART 1, PAGES 64 AND 67, IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA

**Commonly Known as: 202 WEST RAILROAD STREET, ROACHDALE, IN 46172**

**Parcel No. 67-02-01-301-021.000-006**

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.

Tracey Coons, Plaintiff's Attorney  
Attorney No. 29874-45  
The Wirbicki Law Group LLC  
33 W Monroe St  
Suite 1540  
Chicago, IL 60603  
(312) 360-9455

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant

Phone: 765-653-3211

Cloverdale 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:

ANDREA CANNOOT  
518 READING STREET NORTHWEST  
PORT CHARLOTTE, FL 33952

UNKNOWN HEIRS AND LEGATEES OF KIRK D. NIEMANN  
202 WEST RAILROAD  
ROACHDALE, IN 46172

ANTHONY NIEMANN  
1151 EAST GIMBER STREET  
INDIANAPOLIS, IN 46203

JAMES CORWIN NIEMANN  
3560 SOUTH FOLTZ STREET  
INDIANAPOLIS, IN 46221