

Updated: 09/21/18 at 1:15 AM

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

**Date & Time of Sale: Wed, Jul 11, 2018 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: 67-18-0033-SS**

**Date & Time of Sale: Wednesday, July 11, 2018 at 1:00 pm**

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

**Judgment to be Satisfied: \$148,214.48**

**Cause Number: 67C01-1710-MF-000065**

**Plaintiff: WELLS FARGO BANK, N.A.**

**Defendant: STEPHANIE A. YOUNGBAR A/K/A STEPHANIE YOUNGBAR A/K/A STEPHANIE ANN HAMMONTREE 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 Northeast Quarter of Section 32, Township 14 North, Range 3 West, in Marion Township, Putnam County, Indiana, more particularly described as follows: Commencing at a stone at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 3 West; thence South 0 degrees 14 minutes 07 seconds East (basis of bearings being the same as that in a survey of adjoining 16.41 acres in 1988 by John K. Phillips) 245.78 feet with the West line of said quarter-quarter to a mag-nail in the centerline of County Road 375 South, which mag-nail is the Point of Beginning of this description; thence the following five courses with said road centerline: 1) North 75 degrees 42 minutes 57 seconds East 90.00 feet to a 5/8 inch rebar, 2) South 67 degrees 21 minutes 00 seconds East 235.70 feet to a mag-nail; 3) South 74 degrees 59 minutes East 172.87 feet to a mag-nail; 4) North 85 degrees 46 minutes 00 seconds East 455.86 feet to a 5/8 inch rebar; and 5) South 59 degrees 57 minutes 00 seconds East 204.21 feet to a mag-nail; thence leaving said road centerline South 7 degrees 05 minutes 18 seconds West 282.39 feet to a wood post; thence South 50 degrees 50 minutes 04 seconds East 103.34 feet to a wood post; thence North 57 degrees 21 minutes 28 seconds East 150.00 feet to a 5/8 inch rebar; thence South 29 degrees 26 minutes 00 seconds East 80.53 feet to a 5/8 inch rebar on the East line of said Section 32; thence South 0 degrees 10 minutes 56 seconds East 605.32 feet with said East line to a 5/8 inch rebar; thence North 77 degrees 26 minutes 23 seconds West 379.17 feet to a wood post; thence North 66 degrees 35 minutes 54 seconds West 1023.83 feet to a 5/8 inch rebar on the West line of the Northeast Quarter of the Northeast Quarter of said Section 32; thence North 0 degrees 14 minutes 07 seconds West 632.92 feet with said West line to the Point of Beginning, containing 22.79 acres, more or less. Also, a part of the Northwest Quarter of Section 33, Township 14 North, Range 3 West, in Marion Township, Putnam County, Indiana, more particularly described as follows: Beginning at a 5/8 inch rebar at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 3 West; thence North 0 degrees 10 minutes 56 seconds East (basis of bearings being the same as that in a survey of 16.41 acres in 1988 by John K. Phillips, which 16.41 acre tract is described in Instrument #2007008997 in the office of the Recorder of Putnam County, Indiana) 567.55 feet with the West line of said quarter-quarter to a 5/8 inch rebar, thence North 29 degrees 26 minutes 00 seconds West 80.53 feet to a 5/8 inch rebar; thence North 57 degrees 21 minutes 28 seconds East 65.08 feet to a mag-nail in the center of County Road 500 East; thence the following nine courses with said road centerline; 1) South 17 degrees 12 minutes 56 seconds East 137.57 feet; 2) South 14 degrees 07 minutes 01 second East 94.40 feet; 3) South 2 degrees 10 minutes 10 seconds East 97.68 feet; 4) South 8 degrees 18 minutes 12 seconds West 96.34 feet; 5) South 13 degrees 02 minutes 56 seconds West 101.36 feet; 6) South 11 degrees 12 minutes 10 seconds West 94.15 feet; 7) South 7 degrees 36 minutes 34 seconds West 66.32 feet to a 60d nail; 8) South 2 degrees 26 minutes 48 seconds West 29.84 feet to a mag-nail; and 9) South 2 degrees 25 minutes 16 seconds West 8.02 feet to a mag-nail; thence leaving said road centerline North 90 degrees 00 minutes 00 seconds West 19.11 feet to a 5/8 inch rebar on the West line of the Northwest Quarter of said Section 33; thence North 0 degrees 10 minutes 56 seconds East 37.77 feet with said West line to the Point of Beginning, containing 0.91 acre, more or less.

**Commonly Known as: 3228 SOUTH COUNTY ROAD 500 EAST, GREENCASTLE, IN 46135-7930**

**Parcel No. 67-08-32-100-013.000-012, 67-08-33-200-011.002-012**

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.

Samer S. Zabaneh, Plaintiff's Attorney  
Attorney No.  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
Atty File#: 1028045

Scott Stockton, Sheriff  
By: Ashley Lytle, Administrative Assistant  
Phone: 765-653-3211  
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:

JEROME C. YOUNGBAR, II A/K/A JEROME YOUNGBA  
7280 NORTH LONDON ROAD  
FAIRLAND, IN 46126

JEROME C. YOUNGBAR, II A/K/A JEROME YOUNGBA  
PO BOX 15  
FAIRLAND, IN 46126

JEROME C. YOUNGBAR, II A/K/A JEROME YOUNGBA  
3228 SOUTH COUNTY ROAD 500 EAST  
GREENCASTLE, IN 46135

STEPHANIE A. YOUNGBAR A/K/A STEPHANIE YOUN  
A/K/A STEPHANIE ANN HAMMONTREE  
3228 SOUTH COUNTY ROAD 500 EAST  
GREENCASTLE, IN 46135-7930

STEPHANIE A. YOUNGBAR A/K/A STEPHANIE YOUN  
A/K/A STEPHANIE ANN HAMMONTREE  
1057 CATLIN ROAD  
ROCKVILLE, IN 47872

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 67-18-0034-SS**

**Date & Time of Sale: Wednesday, July 11, 2018 at 1:00 pm**

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

**Judgment to be Satisfied: \$106,346.43**

**Cause Number: 67C01-1710-MF-000066**

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

**Defendant: JOHN J. CARPENTER and KRISTIN D. TIPPIN AKA KRISTIN DANIELLE CARPENTER DBA BEAR THREADS FKA KRISTIN DANIELLE TIPPIN, 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 Southwest quarter of Section 25, Township 13 North, Range 5 West, of the Second Principal Meridian, more particularly described as follows, to wit: Commencing at a stone marking the Southeast corner of the Southwest quarter of Section 25, Township 13 North, Range 5 West; thence North 00 degrees 06 minutes 01 second West 1348.71 feet with the East line of said Southwest quarter to the intersection of said East line with the centerline of a county road; thence with said centerline South 46 degrees 58 minutes 00 seconds West 119.47 feet; thence South 54 degrees 28 minutes 31 seconds West 214.32 feet; thence South 54 degrees 07 minutes 58 seconds West 44.41 feet to a maq nail and the true point of beginning of the real estate herein described; thence South 25 degrees 38 minutes 17 seconds West 262.27 feet to a 5/8 inch rebar; thence South 04 degrees 47 minutes 52 seconds East 100.47 feet to a 5/8 inch rebar; thence South 73 degrees 27 minutes 12 seconds west 119.03 feet to a 5/8 inch rebar; thence North 32 degrees 40 minutes 36 seconds West 177.36 feet to a maq nail in the aforesaid centerline; thence with said centerline North 59 degrees 15 minutes 06 seconds East 59.23 feet; thence North 54 degrees 07 minutes 58 seconds East 325.82 feet to the point of beginning, containing 1.01 acres more or less.

**Commonly Known as: 8839 S COUNTY RD 350 W, REELSVILLE, IN 46171**

**Parcel No. 67-11-25-300-020.001-019**

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

Scott Stockton, Sheriff

By: Ashley Lytle, Administrative Assistant  
Phone: 765-653-3211

Washington 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:

KRISTIN D. TIPPIN AKA KRISTIN DANIELLE CARPEN  
DBA BEAR THREADS FKA KRISTIN DANIELLE TIPPIN  
1105 HORSHOE DRIVE  
APT E  
GREENCASTLE, IN 46135

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 67-18-0035-SS**

**Date & Time of Sale: Wednesday, July 11, 2018 at 1:00 pm**

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

**Judgment to be Satisfied: \$81,604.23**

**Cause Number: 67C01-1709-MF-000060**

**Plaintiff: CALIBER HOME LOANS, INC.**

**Defendant: JOSEPH D BEASLEY 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:

LOTS NUMBER 3, 4 AND THE EAST HALF OF LOT NUMBER 5, IN BLOCK 4 IN MARY J. COUK'S FIRST ADDITION TO THE TOWN OF ROACHDALE, RECORDED IN PLAT BOOK 3 PART 1, PAGE 52, RECORDER'S OFFICE PUTNAM COUNTY, INDIANA.

**Commonly Known as:** 205 W WASHINGTON ST, ROACHDALE, IN 46172

**Parcel No.** 67-02-01-304-049.000-006

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.

Matthew C. Gladwell, Plaintiff's Attorney  
Attorney No. 30493-49  
Reisenfeld & Associates LPA LLC  
3962 Red Bank Road  
Cincinnati, OH 45227  
(513) 322-7000

Scott Stockton, Sheriff

By: Ashley Lytle, 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:

UNKNOWN OCCUPANT, IF ANY  
205 W WASHINGTON STREET  
ROACHDALE, IN 46172

STATE OF INDIANA ATTORNEY GENERAL  
C/O HIGHEST EXECUTIVE OFFICER PRESENT  
302 W. WASHINGTON STREET, SOUTH 5TH FLOOR  
INDIANAPOLIS, IN 46204

STATE OF INDIANA DEPARTMENT OF REVENUE  
C/O HIGHEST EXECUTIVE OFFICER PRESENT  
100 N SENATE N105  
INDIANAPOLIS, IN 46204

JOSEPH D BEASLEY  
PO BOX 10971  
TERRE HAUTE, IN 47801