

Updated: 03/21/17 at 1:18 AM

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

**Date & Time of Sale: Tue, Jan 17, 2017 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: 74-17-0001-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$117,131.74**

**Cause Number: 74C01-1304-MF-000164**

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

**Defendant: ELIJAH E. POWELL JR.**

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

Parcel i: Part of the northwest quarter of section two (2), township seven (7) south, range seven (7) west, in sSpencer County, Indiana, more particularly described as follows: Beginning 591.29 feet east of the northwest corner of section two (2), township seven (7) south, range seven (7) west; thence south 43 1/3 rods; thence east 83.75 feet; thence north 43 1/3 rods; thence west 83.75 feet to the place of beginning. Parcel ii: Part of the northwest quarter of the northwest quarter of section two (2), township seven (7) south, range seven (7) west of the second principal meridian, in spencer county, Indiana, more particularly described as follows: Commencing at the northwest corner of the northwest quarter of the northwest quarter of said section two (2); thence along the north line of said quarter quarter section south 89 degrees 04 minutes 30 seconds east (assumed bearing) 588.74 feet to a point, said point being 2.56 feet west of the northeast corner of that certain tract of land as conveyed to James C. and Betty West as described in deed record 152, page 160, in the Office of the Recorder of Spencer County, Indiana, said point also being the point of beginning of this description; thence continuing along said north line south 89 degrees 04 minutes 39 seconds east 2.56 feet to said northeast corner of said west tract; thence along the east line of said west tract south 00 degrees 07 minutes 23 seconds west 715.00 feet to the southeast corner of said west tract; thence along the south line of said west tract and parallel with the north line of said quarter quarter section north 89 degrees 04 minutes 39 seconds west 4.70 feet; thence north 00 degrees 17 minutes 40 seconds east 714.97 feet to the true point of beginning.

**Commonly Known as: 5875 WEST ADAMS STREET, RICHLAND, IN 47634**

**Parcel No. 74-14-02-202-004.002-019 & 74-14-02-202-005.000-019**

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.

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

James McDurmon, Sheriff

By: Dara Harris, Office Manager

Phone: (812) 649-6044

Luce 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:

ELIJAH E. POWELL JR.  
3285 E. 6TH STREET, APT 21  
OWENSBORO, IN 43202

OCCUPANT (S) OF  
5875 WEST ADAMS STREET  
RICHLAND, IN 47634

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0002-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$160,086.07**

**Cause Number: 74C01-1603-MF-000092**

**Plaintiff: MIDFIRST BANK**

**Defendant: TOBY H. ABSHIRE and ERIKA L. ABSHIRE**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST IN SPENCER COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST; THENCE WEST ALONG THE SOUTH LINE OF THE SAID QUARTER (1/4) QUARTER (1/4) SECTION A DISTANCE OF FIVE HUNDRED TWENTY-EIGHT (528.0) FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SAID QUARTER (1/4) QUARTER (1/4) SECTION A DISTANCE OF FOUR HUNDRED NINETY-FIVE (495.0) FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SAID QUARTER (1/4) QUARTER (1/4) SECTION A DISTANCE OF FIVE HUNDRED TWENTY-EIGHT (528.00) FEET TO THE EAST LINE OF THE SAID QUARTER (1/4) QUARTER (1/4) SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE SAID QUARTER (1/4) QUARTER (1/4) SECTION A DISTANCE OF FOUR HUNDRED NINETY-FIVE (495.0) FEET TO THE PLACE OF BEGINNING AND CONTAINING SIX (6.0) ACRES MORE OR LESS.

**Commonly Known as: 3034 WEST COUNTY ROAD 200 N, ROCKPORT, IN 47635**

**Parcel No. 74-15-07-400-019.000-017**

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.

Anthony L. Manna, Plaintiff's Attorney  
Attorney No. 23663-49  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, IN 46204

James McDurmon, Sheriff

By: Dara Harris, Office Manager

Phone: (812) 649-6044

Ohio 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:

ERIKA L. ABSHIRE  
116 N. CHURCH STREET  
CHRISNEY, IN 46711-9569

OCCUPANT(S) OF  
3034 WEST COUNTY ROAD 200 N.  
ROCKPORT, IN 47635

THOMAS CLOWERS  
123 NW FOURTH STREET, STE. 402  
EVANSVILLE, IN 47708

TOBY H. ABSHIRE  
1721 CULVERSON AVENUE  
EVANSVILLE, IN 47714

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0003-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$133,064.12**

**Cause Number: 74C01-1606-MF-000229**

**Plaintiff: LAKEVIEW LOAN SERVICING, LLC**

**Defendant: BENITA H. POWELL and LEROY M. POWELL JR. A/K/A LEROY M. POWELL AND CHRISTMAS LAKE PROPERTY ASSOCIATION, INC.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 Thirty Eight (38) in the Fourth Subdivision (Polar Shores) of Christmas Lake Village, as the same appears of record in the Office of the Recorder of Spencer County, Indiana, in Town Plat 1, Page 84. Except an undivided one-third (1/3) interest in oil, gas and other minerals heretofore conveyed.

**Commonly Known as: 290 S BALTHAZAR DR, SANTA CLAUS, IN 47579-6004**

**Parcel No. 74-05-01-302.002-000-005**

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.

\* 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#: 092229F01

James McDurmon, Sheriff  
By: Dara Harris, Office Manager  
Phone: (812) 649-6044  
Clay 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:

BENITA H. POWELL  
279 OXFORD OAK DR  
BLACKLICK, OH 43004-8455

LEROY M. POWELL JR. A/K/A LEROY M. POWELL  
279 OXFORD OAK DR  
BLACKLICK, OH 43004-8455

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0004-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$118,061.71**

**Cause Number: 74C01-1603-MF-000131**

**Plaintiff: CITIMORTGAGE, INC.**

**Defendant: DANIEL S ALVEY**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 Four (4), Britton's Addition to the Town (now City) of Rockport, Spencer County, Indiana.

**Commonly Known as: 323 SOUTH 3RD STREET, ROCKPORT, IN 47635**

**Parcel No. 74-15-26-204-117.000-018**

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.

Alan W. McEwan, Plaintiff's Attorney  
Attorney No. 24051-49  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, in 46204  
(317) 264-5000

James McDurmon, Sheriff  
  
By: Dara Harris, Office Manager  
Phone: (812) 649-6044  
  
Ohio 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:

MICHELLE M SMITH  
1310 N COUNTY ROAD 350 W  
ROCKPORT, IN 47634-9574

THE OCCUPANTS OF  
323 SOUTH 3RD STREET  
ROCKPORT, IN 47635

DANIEL S ALVEY  
1310 N COUNTY ROAD 350 W  
ROCKPORT, IN 47635-9200

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0005-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$72,055.75**

**Cause Number: 74C01-1604-MF-000150**

**Plaintiff: NATIONSTAR MORTGAGE LLC**

**Defendant: STACY HAWKINS, AKA STACY L. HAWKINS and RONALD E. HAWKINS, DEACONESS HOSPITAL INC. AND LUCE TOWNSHIP REGIONAL SEWER DISTRICT**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 Sixty-one (61), Sixty-two (62), Sixty-three (63), and Sixty-four (64) in the Hatfield Improvement Association East Addition to the Town of Hatfield, Spencer County, Indiana. Also, a part of the Southwest quarter of the Southwest quarter of Section 17, Township 7 South, Range 7 West, being a portion of a vacated alley and better described as follows: Beginning at the Northwest corner of Lot Sixty-one (61) in the Hatfield Improvement Association East Addition to the Town of Hatfield, Spencer County, Indiana; thence South 217 feet, more or less, to the southwest corner of Lot Sixty-four (64); thence West 6 feet, more or less, to the center of an alley vacated on October 1, 1990; thence North 217 feet, more or less; thence East 6 feet, more or less, to the point of beginning, containing .0299 of an acre, more or less.

**Commonly Known as: 1124 NORTH MAPLE STREET, RICHLAND, IN 47634**

**Parcel No. 74-14-17-303-092.000-016, 74-14-17-303-083.000-016, 74-14-17-303-101.000-016, 74-14-17-303-105.000-016, 74-14-17-303-130.000-016**

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.

J. Dustin Smith, Plaintiff's Attorney  
Attorney No. 29493-06  
Manley Deas Kochalski, LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

James McDurmon, Sheriff

By: Dara Harris, Office Manager

Phone: (812) 649-6044

Luce 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:

RONALD E. HAWKINS  
1124 NORTH MAPLE STREET  
RICHLAND, IN 47634

STACY HAWKINS, AKA STACY L. HAWKINS  
1124 NORTH MAPLE STREET  
RICHLAND, IN 47634

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0006-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$102,778.03**

**Cause Number: 74C01-1404-MF-000165**

**Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC**

**Defendant: JOSHUA A. GRUZARD and MEDICAL AND PROFESSIONAL COLLECTION SERVICES, INC.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 Section Number Nineteen (19), Township Seven (7) South, Range Seven (7) West, described as follows: Beginning 495 Feet West of the Northeast corner of Section 19, Township 7 South, Range 7 West; running thence South 160 Feet; thence West 60 Feet; thence North 160 Feet; thence East 60 Feet to the place of beginning; being in Luce Township, Spencer County, Indiana.

**Commonly Known as: 9103 WEST COUNTY ROAD 100 NORTH, RICHLAND, IN 47634**

**Parcel No. 74-14-19-101-005.000-016**

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.

Phillip A. Norman, Plaintiff's Attorney  
Attorney No.  
Marinosci Law Group, PC  
2110 North Calumet Avenue  
Valparaiso, IN 46383  
(219) 462-5104

James McDurmon, Sheriff  
By: Dara Harris, Office Manager  
Phone: (812) 649-6044  
Luce 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:

GLORIA J. RAHMAN  
735 MAIN STREET  
P.O. BOX 228  
FERDINAND, IN 47532

JOSHUA A. GRUZARD  
916 MILLIS AVENUE, APARTMENT C  
BOONVILLE, IN 47601

JOSHUA A. GRUZARD  
9103 WEST COUNTY ROAD 100 NORTH  
RICHLAND, IN 47634

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-17-0007-SS**

**Date & Time of Sale: Tuesday, January 17, 2017 at 10:00 am**

**Sale Location: Spencer County Sheriff's Department Lobby, 120 North Second Street**

**Judgment to be Satisfied: \$71,876.50**

**Cause Number: 74C01-1604-MF-000160**

**Plaintiff: SPENCER COUNTY HABITAT FOR HUMANITY, INC.**

**Defendant: AMANDA DAVIS, A/K/A AMANDA BROWN**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Spencer 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 Southwest Quarter of the Southeast Quarter of Section 17, Township 4 South, Range 5 West, in the Town of Dale, Spencer County, Indiana, and more particularly described as follows: Commencing at a stone marking the southeast corner of said quarter-quarter section; thence North 00 degrees 00 minutes 00 seconds West along the East line of said quarter-quarter section 743.60 feet to an iron pin marking the point of beginning of the herein-described tract; thence North 89 degrees 59 minutes 04 seconds West 136.31 feet to an iron pin set on the east right-of-way of Dunn Street; thence North 01 degree 53 minutes 31 seconds East along said right-of-way 95.35 feet to an iron pin set; thence South 89 degrees 59 minutes 04 seconds East 133.17 feet to an iron pin set on the East line of said quarter-quarter section; thence South 00 degrees 00 minutes 00 seconds East along said East line 95.30 feet to the point of beginning and containing 0.295 acre, more or less. Subject to all legal highways, easements and rights-of-way of record.

**Commonly Known as: 407 S. DUNN STREET, DALE, IN 47523**

**Parcel No. 74-02-17-403-039.001-002**

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.

Bryan Rudisill, Plaintiff's Attorney  
Attorney No.  
Wagoner, Ayer, Hargis & Rudisill, LLP  
104 S. Third Street  
P.O. Box 166  
Rockport, IN 47635

James McDurmon, Sheriff

By: Dara Harris, Office Manager

Phone: (812) 649-6044

Carter 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:

AMANDA DAVIS, A/K/A AMANDA BROWN  
407 S. DUNN STREET  
DALE, IN 47523