

Updated: 05/17/17 at 1:24 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Mar 21, 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: 74-17-0008-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$391,860.43

Cause Number: 74C01-1608-MF-000340

Plaintiff: FIFTH THIRD MORTGAGE COMPANY

Defendant: BRETT HEINEY A/K/A BRETT A. HEINEY and OCCUPANT(S) OF 11 S KASPAR DR, SANTA CLAUS, IN 47579 AND FIFTH THIRD BANK (SOUTHERN INDIANA)

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 Northeast Quarter of the Northeast Quarter of Section 3, Township 5 South, Range 5 West, Spencer County, Indiana, described as follows: Commencing at the Northeast corner of said section; thence South 1 degree 50 minutes 59 seconds West 161.13 feet along the East line of said section, the point of beginning of this description; thence North 88 degrees 09 minutes 01 seconds West 20.00 feet to the West boundary of County Road 600 East; thence North 16 degrees 43 minutes 05 seconds West 83.51 feet; thence South 89 degrees 57 minutes 02 seconds West 325.00 feet; thence South 280 feet; thence East 375 feet to the East line of Section 3, Township 5 South, Range 5 West; thence North along the section line 202 feet to the place of beginning. Subject to all highways, rights-of-way and easements. ALSO: The Northeast Quarter of the Northeast Quarter of Section 3, Township 5 south, Range 5 West, Spencer County, Indiana. Subject to all highways, rights-of-way and easements. EXCEPT: A strip one (1) pole wide off the West side of said tract, containing 35.25 acres, more or less. ALSO EXCEPTING THEREFROM: A part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 5 South, Range 5 West, Spencer County, Indiana, described as follows: Commencing at the Northeast corner of said section; thence South 1 degree, 50 minutes 59 seconds West 161.13 feet along the East line of said section; thence North 88 degrees 09 minutes 01 seconds West 20.00 feet to the West boundary of County Road 600 East and the point of beginning of this description; thence North 16 degrees 43 minutes 05 seconds West 83.51 feet; thence South 89 degrees 57 minutes 02 seconds West 665.00 feet; thence South 78 degrees 38 minutes 26 seconds West 101.98 feet; thence South 89 degrees 57 minutes 02 seconds West 515.70 feet to the West line of the owner's land; thence North 1 degree 04 minutes 51 seconds East 75.10 feet along said East line to the South boundary S.R. 162; thence North 89 degrees 57 minutes 02 seconds East 1307.65 feet along the boundary of said S.R. 162 to the West boundary of said County Road 600 East; thence South 1 degree 50 minutes 59 seconds West 135.07 feet along the boundary of said county road to the point of beginning and containing 1.935 acres, more or less. ALSO EXCEPTING THEREFROM: A part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 5 South, Range 5 West, Spencer County, Indiana, described as follows: Commencing at the Northeast corner of said section; thence South 1 degree 50 minutes 59 seconds West 161.13 feet along the East line of said section, the point of beginning of this description; thence North 88 degrees 09 minutes 01 seconds West 20.00 feet to the West boundary of County Road 600 East; thence North 16 degrees 43 minutes 05 seconds West 83.51 feet; thence South 89 degrees 57 minutes 02 seconds West 325.00 feet; thence South 280 feet; thence East 375 feet to the East line of Section 3, Township 5 South, Range 5 West; thence North along the section line 202 feet to the place of beginning. ALSO EXCEPTING THEREFROM: A part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 5 South, Range 5 West, in Clay Township, Spencer County, Indiana, being more completely described as follows, to-wit: Beginning at an existing iron pin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence North 89 degrees 15 minutes 50 seconds West 1308.25 feet along the South line of said quarter-quarter section to a point which is 16.5 feet East of an existing iron pin at the Southwest corner of said quarter-quarter section; thence North 00 degrees 53 minutes 41 seconds East 1055.57 feet parallel to the West line of said quarter-quarter section to the South right-of-way line of State Road 162; thence North 89 degrees 57 minutes 02 seconds East 515.36 feet along said South right-of-way line; thence North 78 degrees 38 minutes 26 seconds East 101.98 feet along said South right-of-way line to an existing right-of-way marker; thence South 01 degrees 03 minutes 34 seconds West 526.78 feet to an iron pin; thence North 89 degrees 52 minutes 08 seconds East 704.39 feet to an iron pin on the East line of said quarter-quarter section; thence South 01 degrees 50 minutes 55 seconds West 568.00 feet along said East line to the point of beginning, containing 23.99 acres, more or less. ALSO EXCEPTING THEREFROM: A part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 5 South, Range 5 West, in Clay Township, Spencer County, Indiana, being more completely described as follows, to-wit: Commencing at an existing iron

pin at the Northeast corner of the Northeast Quarter of the Norhteast Quarter of said Section 3; thence North 89 degrees 55 minutes 35 seconds West 712.70 feet along the North line of said quarter-quarter section to the point of beginning of the herein-described tract; thence South 01 degrees 03 minutes 34 seconds West 26.83 feet to the South line of the old right-of-way of State Road 162; thence South 89 degrees 57 minutes 02 seconds West 615.18 feet along said old right-of-way to a point which is 16.5 feet East of the West line of said quarter quarter section; thence North 00 degrees 53 minutes 41 seconds East 28.15 feet parallel to said West line to the north line of said quarter-quarter section; thence South 89 degrees 55 minutes 35 seconds East 615.24 feet along said North line to the point of beginning, containing 0.36 acre, more or less.

Commonly Known as: 11 S KASPAR DR, SANTA CLAUS, IN 47579

Parcel No. 74-05-03-100-006.002-005 (021-160-00001730)

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

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

PLEASE SERVE:

BRETT HEINEY A/K/A BRETT A. HEINEY
3404 PORTAGE BLVD
FORT WAYNE, IN 46802-4730

OCCUPANT(S) OF
11 S KASPAR DR
SANTA CLAUS, IN 47579

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 74-17-0009-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$65,941.87

Cause Number: 74C01-1608-MF-000335

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: CAROLYNN D. RATH and STEVEN A. RATH

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 Twenty (20) in Lincoln Heights Subdivision according to the recorded plat thereof in Plat Record 1, page 68A, in the Office of the County Recorder of Spencer County, State of Indiana.

Commonly Known as: 103 E CHERRY ST, DALE, IN 47523-8831

Parcel No. 74-02-17-403-059.000-002

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.

Barry T Barnes, Plaintiff's Attorney
Attorney No.
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727
Atty File#: 092903F01

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF'S SALE

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

PLEASE SERVE:

CAROLYNN D. RATH
216 N HOLIDAY BLVD APT 14
SANTA CLAUD, IN 47579-8517

STEVEN A. RATH
216 N HOLIDAY BLVD APT 14
SANTA CLAUD, IN 47579-8517

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 74-17-0010-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$123,502.14

Cause Number: 74C01-1610-MF-000404

Plaintiff: FIRST GUARANTY MORTGAGE CORPORATION

Defendant: KARA L. MEYER

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:

The following described real estate located in Spencer County, Indiana: A part of the Southwest Quarter of Section 17, Township 4 South, Range 5 West, better described as follows: Commencing at a point located and determined by proceeding from the intersection of the center line of Maple Street in Medcalf and Woods Addition to the Town of Dale, and the centerline of Indiana State Highway 45 southwesterly with the centerline of said highway 456.6 feet; thence East 176 feet; thence North 29 feet to the point of beginning; thence running East 147 feet; thence North 66 feet; thence West 147 feet; thence South 66 feet to the point of beginning, containing 0.222 acre, more or less.

Commonly Known as: 306 S MAIN ST, DALE, IN 47523-9697

Parcel No. 74-02-17-304-046.000-002

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.

Barry T Barnes, Plaintiff's Attorney
Attorney No.
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727
Atty File#: 093020F01

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:

KARA L. MEYER
3038 E COUNTY ROAD 2000 N
APT 18
DALE, IN 47523-9100

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 74-17-0011-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$138,608.64

Cause Number: 74C01-1504-MF-000157

Plaintiff: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Defendant: JOSHUA S. FUCHS and GERMAN AMERICAN BANCORP

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 Numbered Eighty-five (85) in Ninth Subdivision (Polar Shores Addition) of Christmas Lake Village, as per plat thereof, recorded in town Plat Book 1, page 105, in the Office of the Recorder of Spencer County, Indiana.

Commonly Known as: 232 S GARLAND LN, SANTA CLAUS, IN 47579-6015

Parcel No. 74-05-01-204-019.000-005

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#: 086449F01

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:
JOSHUA S. FUCHS
232 S GARLAND LN
SANTA CLAUS, IN 47579-6015

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 74-17-0012-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$75,121.59

Cause Number: 74C01-1509-MF-000413

Plaintiff: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RZ3

Defendant: BRANDON P. ARNOLD and UNKNOWN OCCUPANTS

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 Thirty four (34) and Thirty five (35) in the Lake Realty Company's Addition to the Town of Richland City.

Commonly Known as: 4035 MAPLE STREET, RICHLAND, IN 47634

Parcel No. 74-12-34-404-103.000-019, 74-12-34-404-111.000-019

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.

Chris Wiley, Plaintiff's Attorney
Attorney No. 26936-10
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
(614) 222-4921

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

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

PLEASE SERVE:
BRANDON P. ARNOLD
P.O. BOX 605
CHRISNEY, IN 47611

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 74-17-0013-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$59,562.03

Cause Number: 74C01-1609-MF-000348

Plaintiff: FIFTH THIRD MORTGAGE COMPANY

Defendant: UNKNOWN OCCUPANTS and JOYCE GRAMBO, AS POSSIBLE HEIR TO THE ESTATE OF EVA BROWN, AKA EVA L. BROWN AND UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF EVA BROWN, AKA EVA L. BROWN AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF EVA BROWN, AKA EVA L. 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:

Lot Thirty One (31) D in Villa Ova #2 Subdivision, Spencer County, Indiana, as set forth in the plat of said Subdivision prepared by Verl D. McDonald, Registered Land Surveyor and Professional Engineer, Under Date of July 14, 1964, and on file in the Office of the Recorder of Spencer County, Indiana, in Plat Book 197, at Page 357 thereof.

Commonly Known as: 193 EAST GENTRY STREET, ROCKPORT, IN 47635

Parcel No. 74-15-35-200-031.001-017

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.

Chris Wiley, Plaintiff's Attorney
Attorney No. 26936-10
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
(614) 222-4921

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:

JOHN G WETHERILL
ATTORNEY FOR JOYCE GRAMBO, AS POSSIBLE HEIR
ESTATE OF EVA BROWN, AKA EVA L. BROWN
215 MAIN STREET
ROCKPORT, IN 47635

UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFIC
OF EVA BROWN, AKA EVA L. BROWN AND THEIR
UNKNOWN CREDITORS; AND, THE UNKNOWN EXE
OR PERSONAL REPRESENTATIVE OF THE ESTATE
PUBLICATION ONLY
PUBLICATION ONLY, IN 99999-9999

JOYCE GRAMBO, AS POSSIBLE HEIR TO THE ESTA
EVA BROWN, AKA EVA L. BROWN
3090 MAGNOLIA WOODS COURT
QUINTON, VA 23141

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 74-17-0014-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$80,202.64

Cause Number: 74C01-1406-MF-000279

Plaintiff: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Defendant: ADAM W. JAGGERS and RACHEL JAGGERS

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:

The land referred to in this Commitment is described as follows: Part of the Northeast Quarter of the Southwest Quarter of Section One (1), Township Six (6) South, Range Seven (7) West, in Spencer County, Indiana, more particularly described as follows: From a pin found at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section One (1), Township Six (6) South, Range Seven (7) West, proceed North along the East line of said Quarter Quarter section (County Road 450 W), passing pins at Three Hundred Thirty and No Hundredths (330.00) feet and at Four Hundred Ninety-five and No Hundredths (495.00) feet a distance of Six Hundred Fourteen and Thirteen Hundredths (614.13) feet to the point of beginning of this description; thence continue North a distance of One Hundred Fifty-six and Sixty Hundredths (156.60) feet along said East line to a point; thence West a distance of Sixty-five and Thirty-five Hundredths (65.35) feet to a point; thence North 79 Degrees 32 Minutes 50 Seconds West a distance of One Hundred Ninety-five and One Hundredths (195.01) feet to a point; thence South a distance of One Hundred Ninety-five and One Hundredths (195.01) feet to a point; thence East a distance of Two Hundred Fifty-seven and Twelve Hundredths (257.12) feet to the point of beginning, said to contain 1.00 acres, more or less. Property commonly known as 9390 N. County Road 450 W, Boonville, Spencer County, Indiana. BEING the same property conveyed from Douglas A. Vandiver and Jean Marie Vandiver, husband and wife, by deed dated August 11, 2007 to Jerry Bedsole, II

Commonly Known as: 9390 N. COUNTY RD. 450 WEST, BOONVILLE, IN 47601

Parcel No. 74-12-01-300-015.001-006

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.

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Lawrence J Kemper, Plaintiff's Attorney
Attorney No. 18029-29
Nelson & Frankenberger
550 Congressional Blvd
Suite 210
Carmel, IN 46032
(317) 844-0106

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

ADAM W. JAGGERS
9390 N. COUNTY RD. 450 WEST
BOONVILLE, IN 47601

RACHEL JAGGERS
9390 N. COUNTY RD. 450 WEST
BOONVILLE, IN 47601

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 74-17-0015-SS

Date & Time of Sale: Tuesday, March 21, 2017 at 10:00 am

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

Judgment to be Satisfied: \$70,841.91

Cause Number: 74C01-1608-MF-000314

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: AARON E. LYONS and ET AL

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 Eight (8) and Nine (9) in Schum Subdivision in the Town of Dale, Indiana, according to the recorded plat thereof in Plat Record 1, page 68, Recorder's Office, Spencer County, Indiana..

Commonly Known as: 219 SOUTH WALLACE STREET, DALE, IN 47523-9041

Parcel No. 74-02-17-403-026.000-002

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.

Kristin L. Durianski, Plaintiff's Attorney
Attorney No. 24866-64
Unterberg & Associates
(219) 736-5579
Atty File#: 1024711

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:

AARON E. LYONS
219 SOUTH WALLACE STREET
DALE, IN 47523-9041

TARA M. LYONS
219 SOUTH WALLACE STREET
DALE, IN 47523-9041