

Updated: 06/27/17 at 1:21 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, May 16, 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: 74-17-0016-SS

Date & Time of Sale: Tuesday, May 16, 2017 at 10:00 am

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

Judgment to be Satisfied: \$71,608.99

Cause Number: 74C01-1607-MF-000254

Plaintiff: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

Defendant: CECIL ELSCHIDE and OLETTA ELSCHIDE

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 North half (N 1/2) of Lot 18 Villa Ova #2 Sdbdivision, 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 Town Plat Book 1, page 72-75. Subject to a 20 foot building setback line on the North Side of said lot. Subject to a 14 foot public utility easement on the East side of said lot, with all utilities being tapped at Grissom Avenue, with no exceptions. Subject to an 8 foot right of ingress and egress along the West side of said lot reserved in a certain deed from Harold B. Kelly to William E. Dugger and Darlene Dugger, husband and wife, recorded in Deed Record 177, page in the Office of the Recorder of Spencer County, Indiana.

Commonly Known as: 133 E GRISSOM AVE, ROCKPORT, IN 47635

Parcel No. 74-15-35-200-018.000-017 (090-050-00001500)

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.

Stacy J DeLee, Plaintiff's Attorney
Attorney No. 25546-71
Doyle & Foutty, P.C.
155 E Market Street, Ste 605
Indianapolis, IN 46204-3219
(317) 632-9555

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:

CECIL ELSCHIDE
4183 E STATE ROAD 70
#70
GRANDVIEW, IN 47615-9623

OCCUPANT(S)
133 E GRISSOM AVE
ROCKPORT, IN 47635

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 74-17-0017-SS

Date & Time of Sale: Tuesday, May 16, 2017 at 10:00 am

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

Judgment to be Satisfied: \$237,892.55

Cause Number: 74C01-1605-MF-000188

Plaintiff: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Defendant: DONALD W. EARLEY

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 Nine (9) 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 Book 1, Page 84, subject to the covenants and restrictions set out therein, also subject to all legal highways and utility easements. Except an undivided one-third (1/3) interest in and to all oil, gas and other minerals theretofore conveyed.

Commonly Known as: 275 S BALTHAZAR DR, SANTA CLAUS, IN 47579

Parcel No. 74-05-01-203-045.000-005

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.

Jennifer D McNair, Plaintiff's Attorney
Attorney No. 21220-49
Mercer Belanger
One Indiana Square, Ste 1500
Indianapolis, IN 46204
(317) 636-3551

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:

DONALD W. EARLEY
7339 FRANKLIN SQUARE COURT
DAPHNE, AL 36526

LINDA M. EARLEY
7339 FRANKLIN SQUARE COURT
DAPHNE, AL 36526

UNKNOWN OCCUPANT
275 S BALTHAZAR 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: 74-17-0018-SS

Date & Time of Sale: Tuesday, May 16, 2017 at 10:00 am

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

Judgment to be Satisfied: \$167,910.77

Cause Number: 74C01-1610-PL-000403

Plaintiff: BMT LEASING INC. NKA BRYN MAWR EQUIPMENT FINANCE, INC.

Defendant: JAMES W. WINK AKA JAMES W. WINK, JR. AKA JAMES WINK 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:

PARCEL I: PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST, SPENCER COUNTY, INDIANA, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID HALF QUARTER NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 1,794.71 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST 879.46 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 791.95 FEET TO A CORNER ROCK; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST 879.31 FEET TO AN IRON PIN IN THE COUNTY ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST 794.68 FEET TO THE POINT OF BEGINNING, CONTAINING 16.02 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF- WAY AND EASEMENTS, AS PER SURVEY OF JOHNSON, DEPP & QUISENBERRY DATED MARCH 9, 1977. AND BEING PART OF THE 52 ACRE, MORE OR LESS, TRACT CONVEYED TO TALMAGE HOCKER BY WILLIAM C. RININGER, SHERIFF OF SPENCER COUNTY, INDIANA, DATED THE 9TH DAY OF MAY, 1977, AND RECORDED IN DEED BOOK 136, PAGE 93, OFFICE OF THE RECORDER OF SPENCER COUNTY, INDIANA. LESS AND EXCEPT: A PART OF THE EAST 1/2, SOUTHEAST 1/4, SECTION 32, T7S, R6W IN SPENCER COUNTY, INDIANA AND BEING A PART OF A 16.02 ACRE TRACT AS CONVEYED TO JAMES W. WINK, JR. AND SARA J. WINK BY A DEED RECORDED IN DEED BOOK 168, PAGE 752 IN THE OFFICE OF THE RECORDER OF SPENCER COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1794.71 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE N 89 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 879.46 FEET TO A T-BAR FENCE POST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 266.90 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 699.44 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002" AT THE NORTHWEST CORNER OF A 1 ACRE TRACT CONVEYED TO THOMAS GERALD BOWLDS AND MARGARET JANE BOWLDS BY A DEED RECORDED IN DEED BOOK 168, PAGE 753 IN THE OFFICE OF THE RECORDER OF SPENCER COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID BOWLDS TRACT A DISTANCE OF 266.90 FEET TO THE NEW SOUTHWEST CORNER OF THE BOWLDS TRACT AND THE PLACE OF BEGINNING, CONTAINING 4.29 ACRES, MORE OR LESS. EXCEPTING FURTHER: PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST, SPENCER COUNTY, INDIANA, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID HALF QUARTER NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 1819.71 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST 180.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST 242 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 180.00 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST 242 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS. EXCEPTING FURTHER PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST IN OHIO TOWNSHIP, SPENCER COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8" IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 00 DEGREES 40 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 2173.97 FEET TO A 5/8" REBAR SET MARKING THE

POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 45 MINUTES 47 SECONDS WEST 580.00 FEET TO A 5/8" REBAR SET; THENCE NORTH 00 DEGREES 40 MINUTES 44 SECONDS EAST AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 150.00 FEET TO A 5/8" REBAR SET ON THE SOUTH BANK OF A DITCH; THENCE SOUTH 89 DEGREES 45 MINUTES 47 SECONDS EAST ALONG THE SOUTH BANK OF SAID DITCH 580.00 FEET TO A 5/8" REBAR SET ON THE EAST LINE OF SAID QUARTER SECTION THENCE SOUTH 00 DEGREES 40 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS. PARCEL 2: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST, SPENCER COUNTY, INDIANA, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SAID SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE WEST 231 FEET; THENCE SOUTH 812 FEET; THENCE EAST 671 FEET; THENCE NORTH 812 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE WEST 440 FEET TO THE POINT OF BEGINNING, CONTAINING 12.5 ACRES, MORE OR LESS. PARCEL 3: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST, SPENCER COUNTY, INDIANA, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE WITH THE SECTION LINE SOUTH 89 DEGREES 48 MINUTES 35 SECONDS WEST 879.58 FEET; THENCE NORTH 1798.03 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 879.46 FEET TO AN IRON PIN IN THE SECTION LINE; THENCE WITH THE SECTION LINE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST FEET TO THE POINT OF BEGINNING, CONTAINING 36.27 ACRES, MORE OR LESS. LESS AND EXCEPT: A PART OF THE EAST 1/2, SOUTHEAST 1/4, SECTION 32, T75, R6W IN SPENCER COUNTY, INDIANA AND BEING A PART OF A 36.27 ACRE TRACT AS CONVEYED TO JAMES W. WINK, JR. AND SARA J. WINK BY A DEED RECORDED IN DEED BOOK 176, PAGE 103 IN THE OFFICE OF THE RECORDER OF SPENCER COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,489.73 FEET TO THE PLACE OF BEGINNING AT A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 879.48 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 304.98 FEET TO A T-BAR FENCE POST; THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 879.46 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; AT A POINT ON THE EAST LINE OF SAID WINK PROPERTY; THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 304.98 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.157 ACRES MORE OR LESS. EXCEPTING FURTHER A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 6 WEST, OHIO CIVIL TOWNSHIP, SPENCER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF APPROXIMATELY 841.5 FEET TO THE SOUTHWEST CORNER OF SAID WINK PROPERTY, BEING THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF SAID WINK TRACT, FOR A DISTANCE OF 500 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 523 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 500 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 523 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.

Commonly Known as: 50 ACRES ON OLD ST. RD. 45 AND COUNTY RD. 200 W, ROCKPORT, IN 47635-8226

Parcel No. 74-15-32-400-018.001-017; 74-15-32-400-019.001-017; 74-15-32-400-018.001-017; and 74-15-32-400-021.000-017

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.

Reynold T Berry, Plaintiff's Attorney
Attorney No. 25482-49
Rubin & Levin PC
342 Massachusetts Avenue, Ste 500
Indianapolis, IN 46204
(317) 634-0300

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

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

PLEASE SERVE:
JAMES W. WINK
P.O. BOX 181
ROCKPORT, IN 47635-0181

SARA J. WINK
2082 W. OLD STATE ROAD 45
ROCKPORT, IN 47635-8226