

Updated: 10/19/18 at 1:21 AM

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

**Date & Time of Sale: Tue, Nov 20, 2018 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: 74-18-0022-SS**

**Date & Time of Sale: Tuesday, November 20, 2018 at 10:00 am**

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

**Judgment to be Satisfied: \$68,285.56**

**Cause Number: 74C01-1803-MF-000131**

**Plaintiff: EVANSVILLE TEACHERS FEDERAL CREDIT UNION**

**Defendant: UNKNOWN HEIRS AT LAW OF JEFFREY SCOTT SHAFFER, DECEASED and ANDREW SHAFFER;  
JEFFREY JAMES SHAFFER, 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:

Part of the Northeast Quarter of the Northeast Quarter of Section 07, Township 08 South, Range 06 West in Spencer County, Indiana, and more particularly described as follows: Commencing at a railroad spike marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 07; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Quarter Quarter Section 329.21 feet to a T-pin set marking the Initial point of beginning of the following described tract; thence continuing along said North line North 90 degrees 00 minutes 00 seconds East 327.47 feet to a T-pin set on said North line; thence South 00 degrees 35 minutes 57 seconds West 400.14 feet to a T-pin set in the South line of a Twelve acre tract owned by Ruth Snyder and recorded in Deed Book 118 page 134 in the Office of the Recorder of Spencer County, Indiana; thence North 89 degrees 37 minutes 52 seconds West along the South line of said Twelve acre tract 327.45 feet to a T-pin set; thence North 00 degrees 35 minutes 57 seconds East 398.03 feet to the point of beginning and containing 3.000 acres, more or less.

**Commonly Known as: 3169 W CR 300 S, ROCKPORT, IN 47635**

**Parcel No. 74-17-07-100-009.001-017**

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.

Donald J Fuchs, Plaintiff's Attorney  
Attorney No. 7911-82  
Bingham Greenebaum Doll LLP  
One Main Street, Suite 600  
Evansville, IN 47708  
(812) 437-6704

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:

ANDREW SHAFFER  
502 S. WASHINGTON STREET  
BLOOMINGTON, IN 47408

JEFFREY JAMES SHAFFER  
2312 E. RIVERSIDE DRIVE  
EVANSVILLE, IN 47713

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-18-0023-SS**

**Date & Time of Sale: Tuesday, November 20, 2018 at 10:00 am**

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

**Judgment to be Satisfied: \$44,199.90**

**Cause Number: 74C01-1801-MF-000036**

**Plaintiff: AMERICAN FINANCIAL RESOURCES, INC.**

**Defendant: ANTHONY K. CRONIN and MIDLAND FUNDING, LLC AS SUCCESSOR IN INTEREST TO CREDIT ONE BANK, NA AND MIDLAND FUNDING, LLC AS SUCCESSOR IN INTEREST TO BLUESTEM BRANDS, INC. AS SUCCESSOR IN INTEREST TO WEBBANK AS ISSUER OR FINGERHUT CREDIT ACCOUNT**

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 North Half of the Northeast corner of Section 27, Township 7 South, Range 6 West, better described as follows: Beginning 957 feet west of the Northeast corner of Section 27, Township 7 south, Range 6 west; thence South along the West corporation line of the City of Rockport, Indiana 483.5 feet to the East right-of-way line of the Evansville & Ohio Valley Railway Company (now abandoned); thence in a Northwesterly direction to a point 150 feet west of the west corporation line of the City of Rockport; thence North to the North line of Section 27, Township 7 South, Range 6 West; thence East 150 feet to the point of beginning, containing 1.27 acres, more or less.

**Commonly Known as: 205 W BASE RD, ROCKPORT, IN 47635-8848**

**Parcel No. 74-15-27-101-2-17**

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#: 097100F01

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:  
ANTHONY K. CRONIN  
205 W BASE RD  
ROCKPORT, IN 47635-8848

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-18-0024-SS**

**Date & Time of Sale: Tuesday, November 20, 2018 at 10:00 am**

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

**Judgment to be Satisfied: \$116,505.48**

**Cause Number: 74C01-1802-MF-000068**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2,  
MORTGAGE-  
BACKED NOTES, SERIES 2016-2**

**Defendant: JON H. HUFNAGEL A/K/A JON HUFNAGEL and STATE OF 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:

Lot Five (5) in Lincoln Heights Subdivision, Part 3, in the Town of Dale, Indiana, according to the Plat recorded in Plat Book 1, Page 95, Recorder's Office, Spencer County, Indiana.

**Commonly Known as: 215 E SYCAMORE ST, DALE, IN 47523-8841**

**Parcel No. 74-02-17-403-049.000-002**

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.

Rose K Kleindl, Plaintiff's Attorney  
Attorney No. 24049-31  
Feiwell & Hannoy PC  
8415 Allison Pointe Boulevard, Suite 400  
Indianapolis, IN 46250  
(317) 237-2727

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:

JON H. HUFNAGEL A/K/A JON HUFNAGEL  
921 KINGS MILL RD APT 240  
GREENWOOD, IN 46142-4907

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 74-18-0025-SS**

**Date & Time of Sale: Tuesday, November 20, 2018 at 10:00 am**

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

**Judgment to be Satisfied: \$54,690.52**

**Cause Number: 74C01-1805-MF-000225**

**Plaintiff: FREEDOM BANK**

**Defendant: KYLE SNIVELY**

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 of the Northeast Quarter of Section 14, Township 5 South, Range 6 West, in Jackson Township, Spencer County, Indiana, being more particularly described as follows, to wit: Commencing at an existing iron in at the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 14; thence East 776.41 feet along the south line of said quarter-quarter section (assumed east-west) to a capped 5/8 inch iron pin set this survey and the point of beginning of the herein described tract; thence North 182.00 feet to a capped 5/8 inch iron pin set this survey; thence East 239.40 feet to a capped 5/8 inch iron pin set this survey; thence South 182.00 feet to a capped 5/8 inch iron pin set this survey on the south line of said quarter quarter and 296.66 feet west of an existing capped iron pin at the Southeast corner of said quarter-quarter section; thence West 293.40 feet along said south line to the point of beginning, containing 1.00 acre, more or less. Subject to a county road right-of-way along the south line of the above described tract. Description per legal survey by Kenneth R. Brosmer, R.L.S. #80880037, under date of June 16, 2003.

**Commonly Known as:** 910 E. COUNTY ROAD 1350 N, GENTRYVILLE, IN 47537

**Parcel No.** 74-04-14-100-018.002-014

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.

John G. Wetherill, Plaintiff's Attorney  
Attorney No. 23191-74  
John G. Wetherill, Attorney at Law  
215 Main Street  
Rockport, IN 47635  
(812) 649-2221

James McDurmon, Sheriff

By: Dara Harris, Office Manager

Phone: (812) 649-6044

Jackson 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:

KYLE BRANDON SNIVELY  
910 E. COUNTY ROAD 1350 N  
GENTRYVILLE, IN 47537