

Updated: 05/21/19 at 1:04 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Apr 17, 2019 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: 77-19-0006-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$20,641.25

Cause Number: 77C01-1806-MF-000290

Plaintiff: FIFTH THIRD MORTGAGE COMPANY

Defendant: TIMOTHY D. ZELLARS AKA TIMOTHY ZELLARS and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Sullivan 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 3 IN SHERMAN'S SUBDIVISION OF LOT 31 IN SNOW AND COCHRAN'S ADDITION TO THE TOWN (NOW CITY) OF SULLIVAN, AS THE SAME APPEARS ON THE RECORDED PLAT OF SAID SUBDIVISION. EXCEPTING THEREFROM 10 FEET OF EVEN WIDTH OFF OF THE ENTIRE SOUTH SIDE THEREOF. ALSO, 15 FEET OF EVEN WIDTH OFF OF THE ENTIRE SOUTH SIDE OF LOT 4 IN SHERMAN'S SUBDIVISION, OF LOT 31 IN SNOW AND COCHRAN'S ADDITION TO THE TOWN (NOW CITY) OF SULLIVAN, AS THE SAME APPEARS ON THE RECORDED PLAT OF SAID SUBDIVISION.

Commonly Known as: 415 NORTH STATE STREET, SULLIVAN, IN 47882

Parcel No. 77-07-27-333-015.000

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.

Caryn Beougher, Plaintiff's Attorney
Attorney No. 23887-29
Anselmo Lindberg Oliver LLC
1771 W Diehl Rd
Suite 120
Naperville, IL 60563
(630) 453-6960

Clark E. Cottom, Sheriff

By: Amy Brooks, Administrative Assistant

Phone: 812-268-4308

Hamilton 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:

TIMOTHY D. ZELLARS AKA TIMOTHY ZELLARS
1520 NORTH COURT STREET
SULLIVAN, IN 47882

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 77-19-0007-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$226,748.63

Cause Number: 77C01-1810-MF-000519

Plaintiff: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS

Defendant: TIMOTHY W. WRIGHT and CARY R. GAMBILL-WRIGHT

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Sullivan 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 east half of the northeast quarter of Section 16, Township 8 North, Range 10 West, described as follows, to-wit: Commencing at a stone at the northeast Corner of said half quarter section, and running thence north 90 degrees 00 minutes 00 seconds west (assumed and basis for bearings) 1319.01 feet to a stone at the northwest corner of said half quarter section; thence south 00degrees 48 minutes 18 seconds west along the west line of said half quarter section 1064.96 feet to the center of the county road; thence south 58 degrees 27 minutes 33 seconds east, along said center line 320.75 feet; thence south 70 degrees 37 minutes 46 seconds east, along said center line, 59.06 feet; thence south 84 degrees 02 minutes 21 seconds east, along said center line, 62.21 feet; thence north 85 degrees 56 minutes 17 seconds east, along said center line, 309.98 feet to the point of beginning of the tract hereby described; thence south 00 degrees 48 minutes 18 seconds west 1397.71 feet to an iron pin on the south line of said half quarter section; thence north 89 degrees 51 minutes 38 seconds east, along said south line, 328.37 feet to an iron pin; thence north 00 degrees 48 minutes 18 seconds east 1420.26 feet to the center of the county road; thence south 85 degrees 56 minutes 17 seconds west 329.51 feet to the point of beginning, containing 10.62 acres, more or less.

Commonly Known as: 6069 W COUNTY ROAD 375 N, SULLIVAN, IN 47882-7583

Parcel No. 77-06-16-000-001.003-016

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.

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#: 099186F01

Clark E. Cottom, Sheriff

By: Amy Brooks, Administrative Assistant
Phone: 812-268-4308

Turman 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:

CARY R. GAMBILL-WRIGHT
6069 W COUNTY ROAD 375 N
SULLIVAN, IN 47882-7583

TIMOTHY W. WRIGHT
6069 W COUNTY ROAD 375 N
SULLIVAN, IN 47882-7583

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 77-19-0008-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$88,944.71

Cause Number: 77D01-1809-MF-000498

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM22

Defendant: DENNIS W. OELHEIM and RONNA JO OELHEIM A/K/A RONNA J. OELHEIM, BRANDON B. BRUMMETT, JODI L. BRUMMETT, FIFTH THIRD BANK D/B/A FIFTH THIRD BANK (WESTERN MICHIGAN) AND SULLIVAN COUNTY COMMUNITY HOSPITAL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Sullivan 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 northwest quarter of Section 16, Township 7 North, Range 9 West, described as follows, to-wit: Beginning at the northeast corner of said quarter section, and running thence south 00 degrees 00 minutes 00 seconds west (assumed and basis for bearings) along the east line of said quarter section, 30.00 feet to the south right of way line of State Road Number 54 and the point of beginning of the tract hereby described; thence south 00 degrees 00 minutes 00 seconds west, along said east line 302.09 feet; thence north 89 degrees 51 minutes 57 seconds west 321.58 feet; thence north 00 degrees 00 minutes 00 seconds east 302.09 feet to said right of way line; thence south 89 degrees 51 minutes 57 seconds east 321.58 feet to the point of beginning, containing 2.23 acres, more or less.

Commonly Known as: 2022 S COUNTY ROAD 50 W, SULLIVAN, IN 47882-7759

Parcel No. 77-10-16-000-004.001-011

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#: 098828F01

Clark E. Cottom, Sheriff

By: Amy Brooks, Administrative Assistant

Phone: 812-268-4308

Hamilton 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:

DENNIS W. OELHEIM
2279 S COUNTY ROAD 275 E
SULLIVAN, IN 47882-7744

RONNA JO OELHEIM A/K/A RONNA J. OELHEIM
2279 S COUNTY ROAD 275 E
SULLIVAN, IN 47882-7744

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 77-19-0009-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$84,653.27

Cause Number: 77D01-1811-MF-000594

Plaintiff: LAKEVIEW LOAN SERVICING, LLC

Defendant: COLBY AKERS and HALEY AKERS

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

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 8 North, Range 10 West, and running thence South 214 Feet; thence East 310 Feet, thence North 214 Feet; thence West 310 Feet to the Place of Beginning, containing 1 1/2 Acres, more or less.

Commonly Known as: 8981 WEST COUNTY ROAD 600 NORTH, FAIRBANKS, IN 47849

Parcel No. 77-06-06-000-007.000-016

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.

Jennifer L. Snook, Plaintiff's Attorney
Attorney No.
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 462-5104

Clark E. Cottom, Sheriff
By: Amy Brooks, Administrative Assistant
Phone: 812-268-4308
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:

HALEY AKERS
12869 SOUTH STATE ROAD 63
TERRE HAUTE, IN 47802-9481

COLBY AKERS
8981 WEST 600 NORTH
FAIRBANKS, IN 47849

HALEY AKERS
8981 WEST 600 NORTH
FAIRBANKS, IN 47849

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 77-19-0010-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$128,716.54

Cause Number: 77D01-1808-MF-000411

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: RHEANA M. STRAIN

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

All that part of the following described real estate lying West of the centerline of State Road No. 63, described as follows: Twelve (12) Acres out of the Northwest Quarter of Section 20, Township 8 North, Range 10 West and the Northeast Quarter of Section 19, Township 8 North, Range 10 West described as follows: Beginning 1 Chain and 50 Links West of the Northeast corner of said Section 20, and 15 chains and 6 Links South of the Northeast corner of said Section 19, and Running East 1 Chain and 50 Links to the line between Section 19 and 20 aforesaid; thence East 20 Chains to the East line of the West Half of the Northwest Quarter of said Section 20; thence South 5 Chains and 58 Links, more or less, to the South line of the Northwest Quarter of the Northwest Quarter of said Section 20; thence West 21 Chains 50 Links, more or less, to a point due South of the place of beginning, thence North 5 Chains 58 Links to the place of beginning. EXCEPTING therefrom 2.2758 Acres, more or less, as conveyed to Insilco Corporation by a certain deed dated June 9, 1982 and recorded June 9, 1982 in Deed Record 254, Page 364 in the Office of the Recorder of Sullivan County, Indiana. Containing, less said exception, 4.7242 Acres, more or less. ALSO, an easement for roadway purposes or utilities, 50 Feet of even width whose centerline is described as follows: Beginning at the Northeast corner of the following described real estate, thence North 89 Degrees 48 Minutes West 600.00 Feet to the existing road. Beginning at a point located West 118.10 Feet and South 1174.14 Feet, thence on a line with the bearing of South 89 Degrees 48 Minutes East a distance of 400.00 Feet from the Northwest corner of Section 20, Township 8 North, Range 10 West, Sullivan County, Indiana. Thence South 89 Degrees 48 Minutes East 200.00 Feet; thence South 184.14 Feet; thence North 89 Degrees 48 Minutes West 200.00 Feet; thence North 184.14 Feet to the point of beginning. Said easement being granted unto Insilco Corporation by deed dated November 26, 1985 and recorded December 30, 1985 in Book Record 257, Page 894, in the Office of the Recorder of Sullivan County, Indiana, and subsequently conveyed to the grantors herein described by Deed dated November 26, 1985 and recorded December 30, 1985 in Book 257, Page 895, in the Office of the Recorder of Sullivan County, Indiana.

Commonly Known as: 2766 NORTH COUNTY ROAD 800 WEST, SULLIVAN, IN 47882

Parcel No. 77-06-19-000-002.000-016, 77-06-20-000-007.000-016

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.

Jennifer L. Snook, Plaintiff's Attorney
Attorney No.
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 462-5104

Clark E. Cottom, Sheriff

By: Amy Brooks, Administrative Assistant
Phone: 812-268-4308

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:

CARMEN M. FILES
30 SOUTH MERIDIAN ST., STE. 900
INDIANAPOLIS, IN 46204

RHEANA M. STRAIN
2766 NORTH COUNTY ROAD 800 WEST
SULLIVAN, IN 47882

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 77-19-0011-SS

Date & Time of Sale: Wednesday, April 17, 2019 at 10:00 am

Sale Location: Court House Commissioners Room, 100 Court House Square

Published In: Sullivan Daily Times; Mar. 13, 20 & 27, 2019

Judgment to be Satisfied: \$108,465.41

Cause Number: 77D01-1809-MF-000511

Plaintiff: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF 10 MASTER PARTICIPATION TRUST

Defendant: JOHN J. ARROYO and ET AL

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

FORTY-FIVE (45) FEET OFF OF THE SOUTH SIDE OF LOT 38 AND TEN (10) FEET OFF OF THE NORTH SIDE OF LOT 41, ALL IN MAPLETON'S SUBDIVISION, AN ADDITION TO THE TOWN (NOW CITY) OF SULLIVAN, AS THE SAME APPEAR ON THE RECORDED PLAT THEREOF. ALSO, PART OF LOT 41 IN MAPLETON'S SUBDIVISION, AN ADDITION TO THE TOWN (NOW CITY) OF SULLIVAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 10 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 41, AND RUNNING THENCE SOUTH 3 FEET 8 INCHES; THENCE EAST 153 FEET TO THE EAST LINE OF SAID LOT THENCE NORTH 3 FEET 8 INCHES; THENCE WEST 153 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Commonly Known as: 29 N FRENCH STREET, SULLIVAN, IN 47882

Parcel No. 77-07-33-112-024.000-012

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.

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Clark E. Cottom, Sheriff
By: Amy Brooks, Administrative Assistant
Phone: 812-268-4308
Jackson Township

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

PLEASE SERVE:

JOHN J. ARROYO
646 HARMONY WAY
GREENWOOD, IN 46143

TAMMY J. ARROYO
646 HARMONY WAY
GREENWOOD, IN 46143

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

STATE OF INDIANA DEPARTMENT OF REVENUE
C/O HIGHEST EXECUTIVE OFFICER PRESENT
100 NORTH SENATE NORTH 105
INDIANAPOLIS, IN 46204