

Updated: 03/01/23 at 1:32 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Jan 12, 2023 at 1:00 pm

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 87-23-0001-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$63,286.50

Cause Number: 87D02-2205-MF-000707

Plaintiff: LAKEVIEW LOAN SERVICING, LLC

Defendant: JAMES H. RILEY

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Warrick 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 THREE (3) IN BROOKS ADDITION TO CHANDLER, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 109 IN THE OFFICE OF THE RECORDER OF WARRICK COUNTY, INDIANA.

Commonly Known as: 213 S. KENTUCKY AVE, CHANDLER, IN 47610

Parcel No. 87-08-36-308-003.000-020

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.

Jason Duhn, Plaintiff's Attorney
Attorney No.
Diaz Anselmo Lindberg, LLC
(630) 453-6960

Michael Wilder, Sheriff
By: Sherry Boren, Office Manager
Phone: 812-897-6095

Ohio Township

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

PLEASE SERVE:
JAMES H RILEY
213 S KENTUCKY AVE
CHANDLER, IN 47610

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 87-23-0002-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$156,552.67

Cause Number: 87D02-2204-MF-000601

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: THE UNKNOWN HEIRS AT LAW OF HAROLD C. ALLEN, DECEASED and LINDA J. ALLEN AND I.S.P.C.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Warrick 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-three and Thirty-four (33) & (34) in Summit Pointe Section "D", a subdivision located in Warrick County, Indiana, as per plat thereof, recorded as Document No. 1999R-008125 in the office of the Recorder of Warrick County, Indiana.

Commonly Known as: 5233 SEQUOIA DR, NEWBURGH, IN 47630

Parcel No. 87-12-36-204-033.000-019 & 87-12-36-204-034.000-019

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

Michael Wilder, Sheriff
By: Sherry Boren, Office Manager
Phone: 812-897-6095
Ohio Township

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

PLEASE SERVE:
LINDA J. ALLEN
5233 SEQUOIA DR
NEWBURGH, IN 47630

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 87-23-0003-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$86,029.05

Cause Number: 87D01-1912-MF-001936

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: CHARLOTTE F. FARRAR

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Warrick 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 Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section Two (2), Township Six (6) South, Range Nine (9) West, Warrick County, Indiana, described as follows: Beginning at a point on the West line of said Quarter Quarter Quarter Section that is a distance of Three Hundred Two (302) feet South of the Northwest corner thereof and running thence North a distance of One Hundred Twenty-seven (127) feet, thence East a distance of Three Hundred Sixty (360) feet to an iron pin for the Starting Point, thence North a distance of One Hundred Seventy-five (175) feet to the North line of said Quarter Quarter Quarter Section, thence East a distance of Ninety-nine and Six Tenths (99.6) feet, thence South a distance of One Hundred Seventy-five (175) feet, thence West a distance of Ninety-nine and Six Tenths (99.6) feet to the place of beginning.

Commonly Known as: 7177 GARDNER RD, CHANDLER, IN 47610

Parcel No. 87-12-02-400-077.000-019

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.

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

Michael Wilder, Sheriff

By: Sherry Boren, Office Manager

Phone: 812-897-6095

Ohio Township

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

PLEASE SERVE:

CHARLOTTE F. FARRAR
7177 GARDNER RD
CHANDLER, IN 47610

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 87-23-0004-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$96,447.59

Cause Number: 87D01-2207-MF-001019

Plaintiff: NATIONS LENDING CORPORATION, AN OHIO CORPORATION

Defendant: SETH A. MORRIS and RECEIVABLES MANAGEMENT PARTNERS, LLC AND STATE OF INDIANA

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Warrick 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 Forty-six (46) in Heritage Place, a subdivision in Warrick County, Indiana, according to the amended plat thereof, recorded in Plat File 1, Card 91 in the Office of the Recorder of Warrick County, Indiana.

Commonly Known as: 6500 YORKTOWN CT, NEWBURGH, IN 47630-2026

Parcel No. 87-12-25-304

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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Bryan K Redmond, Plaintiff's Attorney
Attorney No. 22108-29
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727
Atty File#: 092972F03

Michael Wilder, Sheriff
By: Sherry Boren, Office Manager
Phone: 812-897-6095
Ohio Township

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

PLEASE SERVE:
SETH A. MORRIS
6500 YORKTOWN CT
NEWBURGH, IN 47630-2026

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 87-23-0005-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$164,031.43

Cause Number: 87C01-1811-MF-001841

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES,2D0TBR2

Defendant: LEROY BUNTON, JR., AKA LEROY BUNTON and LEONA M. MILAN, AKA LEONA MILAN, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, STATE OF INDIANA, DEPARTMENT OF REVENUE, COLLECTION DIVISION AND PERSONAL FINANCE CO

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Warrick 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 One Hundred Eleven (111) in Broadview Subdivision No. 2, Section "C", a subdivision of part of the Northeast 1/4 of the Southwest 1/4 of Section Twenty-six (26), Township six (6) South, Range Nine (9) West, in Warrick County, Indiana, according to the recorded plat thereof, as recorded in Plat File 1, Card No. 85 in the Office of the Recorder of Warrick County, Indiana. Less and except: A part of Lot 111 in Broadview Subdivision Number 2 Section C, a subdivision in part of the NORtheast Quarter of the Southwest Quarter of Section 26, Township 6 South, Range 9 West, the plat of which is recorded in Plat File Card 85 in the Office of the Recorder of Warrick County, Indiana, and being that part of the Grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the northeast corner of said lot; thence South 0 degrees 01 minute 58 seconds West 4.40 feet along the east line of said lot; thence North 89 degrees 42 minutes 17 seconds West 155.00 feet to the west line of said lot; thence North 0 degrees 01 minute 48 seconds East 4.26 feet along said lot line to the Northwest corner of said lot; thence South 89 degrees 45 minutes 15 seconds East 155.00 feet along the north line of said lot to the point of beginning and containing 671 square feet, more or less.

Commonly Known as: 4533 CRESTWOOD COURT, NEWBURGH, IN 47630

Parcel No. 87-12-26-305-111.000-019

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.

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Nicholas Smith, Plaintiff's Attorney
Attorney No. 31800-15
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028

Michael Wilder, Sheriff
By: Sherry Boren, Office Manager
Phone: 812-897-6095

Ohio Township

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

PLEASE SERVE:

LEONA M. MILAN, AKA LEONA MILAN
4533 CRESTWOOD COURT
NEWBURGH, IN 47630

LEROY BUNTON, JR., AKA LEROY BUNTON
4533 CRESTWOOD COURT
NEWBURGH, IN 47630

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 87-23-0006-SS

Date & Time of Sale: Thursday, January 12, 2023 at 1:00 pm

Sale Location: Sheriff's office conference room, 100 West State Road 62, Boonville, IN

Judgment to be Satisfied: \$63,117.51

Cause Number: 87C01-2201-MF-000102

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: MATTHEW J. PIVOT and ET AL

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

Sixty (60) feet off the North side of Lot Number Twenty-five (25) in Smith' s Enlargement to the Town (now City) of Boonville, in Warrick County, State of Indiana. EXCEPT Nine (9) feet of even width off of the west side thereof. See plat record in Plat Book 1, Page 48 in the Office of the Warrick County Recorder.

Commonly Known as: 401 NORTH 6TH STREET, BOONVILLE, IN 47601

Parcel No. 87-09-26403-053.000:003

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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Caryn M. Beougher, Plaintiff's Attorney
Attorney No. 23887-29
Padgett Law
10475 Crosspoint Blvd. Suite 250
Indianapolis, IN 46256

Michael Wilder, Sheriff
By: Sherry Boren, Office Manager
Phone: 812-897-6095
Boon Township

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

PLEASE SERVE:

MATTHEW J. PIVOT
401 NORTH 6TH STREET
BOONVILLE, IN 47601

LEVY & ASSOCIATES, LLC
C/O KARA A. JAMES
PO BOX 182423
COLUMBUS, OH 43218