

Updated: 05/10/23 at 4:03 PM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Mar 09, 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: 87-23-0009-SS

Date & Time of Sale: Thursday, March 9, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$42,807.49

Cause Number: 87D01-2207-MF-001124

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020- NRI MORTGAGE-BACKED NOTES, SERIES 2020-NR1

Defendant: CELESTE AGEE and MICHAEL K. AGEE, 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:

The following described REAL ESTATE in WARRICK County, in the State of Indiana, to-wit: Pan of the southwest quarter of the northeast quarter of section twenW-six (28), township five (5) south, range eight (8) west, located at 219 Centennial Avenue, Boonville, Indiana, 47601, bounded as follows: COMMENCING on the south line of Centennial Avenue one hundred five and sixty-five hundredths (105.65) feet watt of the point of intersection of the south line of Centennial Avenue and the west line of North Fourth Street in the City of Boorville, Indiana, and five (5) feet south of the pavement line as designated on a plat of survey by C. Warren Abbott, surveyor of Warta County, Indiana, dated 6 October 1948; thence west with the south line of Centennial Avenue forty-six and sixty-five hundredths (46.65)-feet Thence Southzero-(0) degrees and twenty-eight (28) minutes east one hundred forty-two (142) feet thence south eighty-nine (89) degrees and twenty-one (21) minutes east forty and eight-tenths (40.8) feet to the west tine of North Fourth Street; thence north thirty-seven (37) degrees and forty-nine (49) minutes east sixty-nine and Eve-tenths (69.5) feet; thence north sixty-seven (67) degrees and forty-three (43) minutes west forty and four-tenths (40.4) feet thence north zero (0) degrees and twenty-elght (28) minutes west seventy-two and eighteen hundredths (72.18) feet to the PLACE OF BEGINNING, containing twenty-hundredths (.20) of an acre, more or less.

Commonly Known as: 219 CENTENNIAL, BOONVILLE, IN 47601

Parcel No. 87-09-26-200-619.000-003

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.

* 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.

Phillip A. Norman, Plaintiff's Attorney
Attorney No. 13737-64
Phillip A. Norman PC
2110 Calumet Avenue
Valparaiso, IN 46383
(219) 462-5104

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:
CELESTE AGEE
219 CENTENNIAL
BOONVILLE, IN 47601

MICHAEL K AGEE
219 CENTENNIAL
BOONVILLE, IN 47601