

Updated: 09/20/23 at 11:37 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Jul 13, 2023 at 1:00 pm

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 87-23-0019-SS

Date & Time of Sale: Thursday, July 13, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$97,843.52

Cause Number: 87C01-2205-MF-000819

Plaintiff: LAKEVIEW LOAN SERVICING, LLC

Defendant: CHAD A. TITZER and MEDICAL & PROFESSIONAL COLLECTIONS

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 Fourteen (14) Section A Part V of Childs-Aigner Subdivision of the Town of Chandler, Indiana, as per plat thereof, recorded in Plat File 1, Card 88 in the Office of the Recorder of Warrick County, Indiana.

Commonly Known as: 308 GREEN VALLEY DR, CHANDLER, IN 47610-9741

Parcel No. 87-08-25-305-014.000-020

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.

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#: 105550F01

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:
CHAD A. TITZER
308 GREEN VALLEY DR
CHANDLER, IN 47610-9741

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 87-23-0020-SS

Date & Time of Sale: Thursday, July 13, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$103,786.01

Cause Number: 87D02-2207-MF-001105

Plaintiff: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

Defendant: CHRISTIAN MARTIN 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:

PART OF OUT-LOT 23 TO THE CITY OF BOONVILLE, WARRICK COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING ON THE SOUTH SIDE OF POPLAR STREET IN SAID CITY OF BOONVILLE, INDIANA 40 FEET WEST OF THE NORTHWEST CORNER OF LOT 33 IN SMITH'S ENLARGEMENT AND RUNNING WEST 65 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID OUT-LOT; THENCE EAST 65 FEET; THENCE NORTH TO THE PLACE OF BEGINNING.

Commonly Known as: 321 EAST POPLAR STREET, BOONVILLE, IN 47601

Parcel No. 87-09-26-414-146.000-003

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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ANDERSON WOODFORD, Plaintiff's Attorney
Attorney No.
Law Office of Gerald M. Shapiro, LLP
4805 Montgomery Road, Suite 320
Norwood, OH 45212
(513) 396-8100

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:

CHRISTIAN MARTIN
321 EAST POPLAR STREET
BOONVILLE, IN 47601

OCCUPANT
321 EAST POPLAR STREET
BOONVILLE, IN 47601

W. ANDERSON WOODFORD (31199-22)
LAW OFFICE OF GERALD M. SHAPIRO, LLP
4805 MONTGOMERY ROAD
SUITE 320
NORWOOD, OH 45212

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 87-23-0021-SS

Date & Time of Sale: Thursday, July 13, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$196,502.50

Cause Number: 87D02-2206-MF-001008

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION

Defendant: CASEY B. BLAKE

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 Seven (7) in York Ridge Subdivision, according to the recorded plat thereof, recorded in Plat File 1, Card 185, in the office of the Recorder of Warrick County, Indiana, except Fifty (50) feet off the entire North side thereof. More Commonly Known as: 8366 Lancaster Dr, Newburgh, IN 47630

Commonly Known as: 8366 LANCASTER DR, NEWBURGH, IN 47630

Parcel No. 87-12-27-404-007.000-019

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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Benjamin Pliskie, Plaintiff's Attorney
Attorney No. 30407-45
Phillip A. Norman PC
2110 Calumet Ave
Valparaiso, IN 46383
(219) 462-5104

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:

UNKNOWN OCCUPANT
8366 LANCASTER DR
NEWBURGH, IN 47630

CASEY B. BLAKE
1 MAIN STREET
SUITE 201
EVANSVILLE, IN 47708