

Updated: 02/04/21 at 1:07 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jan 13, 2021 at 10:00 am

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 18-21-0001-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$103,278.58

Cause Number: 18C05-1912-MF-000238

Plaintiff: TRADITIONAL MORTGAGE ACCEPTANCE CORP

Defendant: JANE BADGLEY, AKA JANE M. BADGLEY and THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOUSEHOLD FINANCE CORPORATION, ITS SUCCESSORS AND ASSIGNS

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Southwest Quarter of Section 19, Township 22 North, Range 11 East, more particularly described as follows, to-wit: Beginning at a point in the East line of the East half of the Southwest Quarter of Section 19, Township 22, North, Range 11 East, 2113.85 feet North of the Southeast corner of said East half of the Southwest Quarter; thence North on the East line of the said East half of the Southwest Quarter 200.1 feet; thence West with a deflection angle to the left of 88 degrees 43 minutes, 207.7 feet; thence South with a deflection angle to the left of 91 degrees 17 minutes and parallel with the East line of the said East half of the Southwest Quarter, 200.1 feet; thence East with a deflection angle to the left of the 88 degrees 43 minutes, 207.7 feet to the place of beginning. Estimated to contain .954 of an acre, more or less.

Commonly Known as: 16777 NORTH COUNTY ROAD EAST 350, EATON, IN 47338

Parcel No. 18-04-19-300-003.000-018

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.

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

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Niles 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:

JANE BADGLEY, AKA JANE M. BADGLEY
131 BOULEVARD
PERU, IN 46970

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0002-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$58,940.48

Cause Number: 18C05-2003-MF-000037

Plaintiff: BAYVIEW LOAN SERVICING, LLC

Defendant: KIMBERLY ADAMS, AKA KIMBERLY A. ADAMS and RECTOR SUITES LLC

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 property situated in the County of Delaware, State of Indiana. Lot Numbered 18 in Dice acres an addition to the City of Muncie, Indiana, the plat of which is recorded in Plat Book 10, Page 23 and 24, in the office the recorder of Delaware County, Indiana.

Commonly Known as: 2605 WEST FAIRVIEW LANE, MUNCIE, IN 47304

Parcel No. 18-07-29-329-011.000-007

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.

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

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

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:

KIMBERLY ADAMS, AKA KIMBERLY A. ADAMS
804 WEST MEMORIAL DRIVE
MUNCIE, IN 47304

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0003-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$56,393.07

Cause Number: 18C05-2001-MF-000002

Plaintiff: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2016-1

Defendant: MATTHEW D. WHITTLE, AKA MATTHEW WHITTLE and UNKNOWN OCCUPANTS AND DELAWARE COUNTY REGIONAL WASTEWATER DISTRICT

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Numbered Twenty-Eight (28) in Ketchum's addition to the Town of Daleville, Delaware County, Indiana.

Commonly Known as: 14314 DALEVILLE ROAD, DALEVILLE, IN 47334

Parcel No. 18-14-06-360-005.000-026

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Salem Township

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

PLEASE SERVE:

DELAWARE COUNTY REGIONAL WASTEWATER DIS
ATTENTION: LEGAL DEPARTMENT
100 WEST MAIN STREET
MUNCIE, IN 47305

STEPHANIE HOOVER
ATTORNEY FOR DELAWARE COUNTY REGIONAL W
112 EAST GILBERT STREET
MUNCIE, IN 47305

MATTHEW D. WHITTLE, AKA MATTHEW WHITTLE
14314 DALEVILLE ROAD
DALEVILLE, IN 47334

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0004-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$34,245.74

Cause Number: 18C05-1912-MF-000230

Plaintiff: BANKUNITED N.A.

Defendant: MARK A. CARTER

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 PARCEL OF LAND IN CITY OF MUNCIE, DELAWARE COUNTY, STATE OF INDIANA, BEING KNOWN AND DESIGNATED AS LOT 13, SECTION C, GREEN MEADOWS, LOT NUMBERED THIRTEEN (13) IN GREEN MEADOWS, SECTION "C", AN ADDITION TO THE CITY OF MUNCIE, INDIANA, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGES 79-80 OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA. BY FEE SIMPLE DEED FROM DAVID J. HUDDLESTON AND VALERIE K. HUDDLESTON, HUSBAND AND WIFE AS SET FORTH IN INST #1996R07479 DATED 5/15/1996 AND RECORDED 5/17/1996, DELAWARE COUNTY RECORDS, STATE OF INDIANA.

Commonly Known as: 4604 W RIVERBEND DR., MUNCIE, IN 47304

Parcel No. 18-11-18-106-026.000-003

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.

Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center 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:

KATHLEEN W. CARTER
4604 W. RIVERBEND DR.
MUNCIE, IN 47304

SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, LLP
4805 MONTGOMERY ROAD, STE 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: 18-21-0005-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$77,046.00

Cause Number: 18C05-2008-MF-000052

Plaintiff: MIDFIRST BANK

Defendant: DAVID M. DUNCAN and MARSHA L. DUNCAN, ET AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Number Ten (10) in Brookview, an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 7 page 23 of the records of plats of Delaware County, Indiana.

Commonly Known as: 2325 W MEMORIAL DRIVE, MUNCIE, IN 47302

Parcel No. 18-11-20-202-001.000-003

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.

David M. Johnson, Plaintiff's Attorney
Attorney No. 30354-45
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center 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:

DAVID M. DUNCAN
4905 W RIVERBEND DR
MUNCIE, IN 47304-4069

MARSHA L. DUNCAN
4905 W RIVERBEND DR
MUNCIE, IN 47304-4069

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0006-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$55,554.11

Cause Number: 18C05-1911-MF-000206

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: THE HEIRS, DEVISEES, LEGATEES AND CREDITORS, WHETHER KNOWN OR UNKNOWN OF THE ESTATE OF CLIFTON J. FERGUSON and AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CLIFTON J. FERGUSON, ET AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Numbered Seven (7) and Eight (8) in Block One Hundred Eighteen (118) in the Muncie Natural Gas Land Improvement Company's Subdivision of the Galliher and Ohmer Tracts, a plat of which is recorded in Plat Book 2, page 95 of the records of plats of Delaware County, Indiana.

Commonly Known as: 2123 S ELM ST, MUNCIE, IN 47302

Parcel No. 18-11-22-111-015.000-003

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.

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

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

PLEASE SERVE:
AMBER M. NEAL
200 S. WALNUT STREET
MUNCIE, IN 47305

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0007-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$62,749.57

Cause Number: 18C05-2008-MF-000053

Plaintiff: LOANCARE, LLC

Defendant: SHELIA K. PETTIT

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Numbered Eleven (11) in Northton, Section "A", an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 6 at page 30 of the records of plats of Delaware County, Indiana.

Commonly Known as: 1012 WEST HAINES AVENUE, MUNCIE, IN 47303

Parcel No. 18-11-04-183-016.000-003

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.

David M Bengs, Plaintiff's Attorney
Attorney No. 16646-20
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 531-3508

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant
Phone: 765-747-7885

Center 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:

SHELIA K. PETTIT
1012 WEST HAINES AVENUE
MUNCIE, IN 47303

SHELIA K. PETTIT
50 NORTH 8TH STREET
RICHMOND, IN 47374

SHELIA K. PETTIT
1431 RAWLS CHURCH RD
ANGIER, NC 27501

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0008-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$38,613.60

Cause Number: 18C05-2003-MF-000034

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1

Defendant: SANDRA K. FOUTZ

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Numbered Five (5) in Block Numbered Two (2) in Northview an Addition to the City of Muncie, Indiana.

Commonly Known as: 309 E WARD AVENUE, MUNCIE, IN 47303

Parcel No. 18-11-03-357-008.000-003

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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Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

Tony Skinner, Sheriff
By: Nancy Marvin, Lieutenant
Phone: 765-747-7885
Center 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:

SANDRA K. FOUTZ
2410 E. MCGALLIARD RD, APT 155
MUNCIE, IN 47303

SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, 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: 18-21-0009-SS

Date & Time of Sale: Wednesday, January 13, 2021 at 10:00 am

Sale Location: Delaware County Building 309A Commissioners Court, 100 W Main St, Muncie IN

Judgment to be Satisfied: \$17,332.27

Cause Number: 18C05-1910-MF-000193

Plaintiff: MUNCIE FEDERAL CREDIT UNION

Defendant: RICHARD L. RITZ and CYNTHIA J. SAWYER

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Delaware 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 Northeast Quarter of the Northwest Quarter of Section 23 Township 20 North, Range 10 East, described as follows, to wit: Beginning at a point in the South line of said Northeast Quarter of said Northwest Quarter aforesaid, 1178 feet East of the West line thereof; thence North and at the right angle to said line aforesaid 348 1/2 feet; thence West 62.5 feet; thence South to a point in said South line 62.5 feet West of the place of beginning containing 1/2 acre, more or less, except the following tract heretofore deeded to the Cincinnati, Richmond and Muncie Railroad to-wit: Beginning the Northwest corner of the above described tract running West to the Northwest corner thereof; thence South 42.40 feet; thence South 28 degrees and 56 minutes East to the East line of said above described half acre tract; thence North to the place of beginning. Excepting therefrom: A part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 20 North, Range 10 East, described as follows: Commencing at a point which is 1115.5 feet East and 212.5 feet North of the Southwest Corner of said Quarter of the Northwest Quarter and running thence East 62.5 feet, more or less to the East line of the tract of real estate conveyed to Lebern E. Metsker and Glee L. Metsker by deed dated March 23, 1927 at Deed Record 202 page 376 thereof, in the Office of the Recorder of Delaware County, Indiana; thence Northwesterly along the East line of said tract and along said railroad right of way line to the intersection thereof with the West line of said tract heretofore conveyed; thence South 135 feet, more or less, to the place of beginning; estimated to contain 1/10 of an acre, more or less. Containing after said exception .30 of an acre.

Commonly Known as: 2430 E. 16TH STREET, MUNCIE, IN 47302

Parcel No. 18-11-23-130-023.000-003

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.

Eric C Welch, Plaintiff's Attorney
Attorney No. 21861-02
Welch & Company, LLC
400 N. High Street, Suite 201
PO Box 428
Muncie, IN 47308
(765) 282-9501

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Center Township

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

PLEASE SERVE:

CYNTHIA J. SAWYER
2430 E. 16TH STREET
MUNCIE, IN 47302

RICHARD L. RITZ
2430 E. 16TH STREET
MUNCIE, IN 47302