

Updated: 01/17/22 at 12:05 PM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jan 12, 2022 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: 18-22-0001-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$148,808.92

Cause Number: 18C05-2001-MF-000012

Plaintiff: AURORA FINANCIAL GROUP, INC.

Defendant: VIRGINIA GOUGH and 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 Sixteen (16) and Seventeen (17) in Tall Timbers, Section "A", an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 8, page 38 of the records of plats of Delaware County, Indiana.

Commonly Known as: 8500 WEST LONEBEECH DRIVE, MUNCIE, IN 47304

Parcel No. 18-10-10-404-009.000-032

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.

Kristin L Durianski, Plaintiff's Attorney
Attorney No. 24866-64
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
Atty File#: 1034142

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Mt. Pleasant 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:

VIRGINIA GOUGH, C/O JILL A. MCCRAY
8500 WEST LONEBEECH DRIVE
MUNCIE, IN 47304

VIRGINIA GOUGH, C/O JILL A. MCCRAY
P.O. BOX 533787
HARINGTON, TX 78553

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0002-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$55,734.12

Cause Number: 18C05-1911-MF-000215

Plaintiff: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Defendant: ANNA JEAN JOHNSON and 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 Numbered Forty-Six (46) in Park Place South Addition to the City of Muncie. Indiana, as Recorded in Plat Book 4, Page 37 in the Office of the Recorder of Delaware County, Indiana, the same being of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty (20) North, Range Ten (10) East

Commonly Known as: 1012 E 7TH ST, MUNCIE, IN 47302

Parcel No. 18-11-15-406-021.000-003

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisement 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:
ANNA JEAN JOHNSON
1012 E 7TH ST
MUNCIE, IN 47302

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0003-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$84,397.62

Cause Number: 18C05-2106-MF-000026

Plaintiff: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE

Defendant: BARBARA E. UNDEM and PHH MORTGAGE CORPORATION AND KAREN D. UNDEM

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 THIRTY-TWO (32) IN WOODLAWN PARK, AN ADDITION TO THE CITY OF MUNCIE, INDIANA.

Commonly Known as: 6700 E TORRENCE ST, MUNCIE, IN 47303-4564

Parcel No. 18-12-08-353-005.000-000

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.

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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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

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

PLEASE SERVE:
BARBARA E. UNDEM
3530 E 200 S
HARTFORD CITY, IN 47348-9707

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0004-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$98,906.03

Cause Number: 18C05-2003-MF-000035

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF CONNIE STIDHAM and THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF CONNIE STIDHAM, MUNCIE SANITARY DISTRICT, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2005-7SL, ASSET-BACKED CERTIFICATES, SERIES 2005-7SL AND HAROLD E. STIDHAM, AS POSSIBLE HEIR TO THE ESTATE OF CONNIE STIDHAM

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 Southwest Quarter (SW 1/2) of the Northwest Quarter (NW 1/4) of Section Fifteen (15) Township Twenty (20) North, Range Eleven (11) East, bounded and described as follows: Commencing at a point in the West line Twelve hundred forty-five and sixty-four hundredths (1245.64) feet South of the Northwest corner of said quarter quarter Section; thence East parallel with the North line of said quarter quarter Section, Forty (40) rods, more or less, to the West line of a tract of land owned by Ora Radek; thence South Seventy-seven (77) feet, more or less, to a point Fifteen and Seven Tenths (15.7) feet North of the South line of said quarter quarter Section; thence West Forty (40) rods to a point in the West line Fifteen and Seven Tenths (15.7) feet North of the Southwest corner of said quarter quarter Section; thence North with the West line Seventy-five (75) feet, more or less, to the place of beginning, containing One and one - eighth (1-1/8) acres, more or less.

Commonly Known as: 816 SOUTH PITTENGER ROAD, SELMA, IN 47383

Parcel No. 18-12-15-151-028.000-011

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.

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

Liberty Township

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

PLEASE SERVE:

MARK R MCKINNEY
ATTORNEY FOR MUNCIE SANITARY DISTRICT
201 N. HIGH STREET
MUNCIE, IN 47305

HAROLD E. STIDHAM, AS POSSIBLE HEIR TO THE E
816 SOUTH PITTENGER ROAD
SELMA, IN 47383

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
CREDITORS; AND, THE UNKNOWN EXECUTOR, AD
OF THE ESTATE OF CONNIE STIDHAM
816 SOUTH PITTENGER ROAD
SELMA, IN 47383

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0005-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$119,608.41

Cause Number: 18C05-2105-MF-000024

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: COLTON R. GUY, AKA COLTON GUY

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 Northwest Quarter of the Northeast Quarter of Section 18, Township 21 North, Range 10 East, more particularly described as follows, to-wit: Beginning at a point 40 feet East and 180 feet South of the Northwest corner of said Quarter Quarter Section, and running thence East parallel with the North line thereof 104 feet; thence South parallel with the West line of said Quarter Quarter Section 239.1 feet; thence West parallel with the North line of said Quarter Quarter Section 144 feet to the West line thereof; thence North on said West line 104.1 feet; thence East parallel with the North line of said Quarter Quarter Section 40 feet; thence North parallel with the West line of said Quarter Quarter Section 135 feet to the place of beginning, estimated to contain 0.67 of an acre, more or less.

Commonly Known as: 4113 WEST PICKELL STREET, MUNCIE, IN 47303

Parcel No. 18-07-18-201-002.000-006

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

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:

COLTON R. GUY, AKA COLTON GUY
2725 SOUTH BROADWAY STREET
YORKTOWN, IN 47396

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0006-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$135,330.96

Cause Number: 18C05-2002-MF-000020

Plaintiff: LAKEVIEW LOAN SERVICING. LLC

Defendant: JOHN C. WRIGHT

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:

PARCEL A A part of the Northeast Quarter of the Northeast Quarter of-Section Twenty-one (21), Township twenty (20) North, Range Nine (9) East more particularly described as follows, to-wit: Beginning at a point in the North line of the Northeast Quarter of the Northeast Quarter of Section Twenty-one (21), Township Twenty (20) North, Range Nine (9) East, Five hundred seventy-nine and nine tenths (579.9) feet West of the Northeast corner of the said quarter quarter; thence continuing West on and along the sid North line of the said quarter quarter. Ninety (90) feet; thence South parallel to the East line of the said quarter quarter. One hundred fifty (150) feet; thence East parallel to the North line of the said quarter quarter. Ninety-eight (98) feet; thence North parallel to the East line of the said quarter quarter Ninety-seven end eighty-four hundredths (97.84) feet; thence West parallel to the Norte line of the said quarter quarter, Eight (8) feet; thence North parallel to the East line of the said quarter quarter, Fifty-two and sixteen hundredths (52.16) feet to the point of beginning. Estimated to contain more or less. Three hundred twenty-eight thousandths (328) acres PARCEL B A part of me Northeast Quarter of the Northeast Quarter of Section 21, Township 20 North, Range 9 East In ML. Pleasant Township, Delaware County, Indiana, described as follows: Commencing at a stone at the Northeast corner of Section 21, Township 20 North, Range 9 East; thence North 89 degrees 32 minutes 26 seconds West 579.91 feet (assumed bearing) to a 5/8 inch rebar at the Northeast corner of a tract of ground described In Deed Record 2003, pages 3704-3705, Records of Delaware County, Indiana; thence South 00 degrees 01 minute 28 seconds West 19.27 feet to a 5/8 Inch rebar at the point of beginning; thence South 81 degrees 24 minutes 52 seconds East 44.32 feet to a 5/8 Inch rebar; thence South 13 degrees 51 minutes 17 seconds East 16.52 feet to a 5/8 Inch rebar; thence South 77 degrees 54 minutes 55 seconds West 48.87 feet to a 5/8 inch rebar on the East line of said tract; thence North 89 degrees 32 minutes 26 seconds West 8.00 feet; thence North 00 degrees 01 minute 28 seconds West 32.89 feet to the point of beginning, containing 0.03 acres, more or less

Commonly Known as: 1701 S. RIDGEVIEW DRIVE, YORKTOWN, IN 47396

Parcel No. 10-21-226-002.000-014

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

Tony Skinner, Sheriff

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

Delaware 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:
JOHN C. WRIGHT
1701 S. RIDGEVIEW DRIVE
YORKTOWN, IN 47396

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-22-0007-SS

Date & Time of Sale: Wednesday, January 12, 2022 at 10:00 am

Sale Location: Delaware County Justice and Rehabilitation Center, 3100 S. Tillotson Ave

Judgment to be Satisfied: \$131,974.63

Cause Number: 18C05-2010-MF-000072

Plaintiff: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Defendant: UNKNOWN HEIRS, AND DEVISEES OF LARRY SOUTHERLAND

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 NORTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TEN (10) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE NORTH LINE THREE HUNDRED SIXTY-ONE AND THIRTY-EIGHT HUNDREDTHS (381.38) FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE WEST ON SAID NORTH LINE ONE HUNDRED FIFTY-NINE (159.0) FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TWO HUNDRED FOURTEEN AND FIVE TENTHS (214.5) FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE ONE HUNDRED FIFTY-NINE (159.0) FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TWO HUNDRED FOURTEEN AND FIVE TENTHS (214.5) FEET TO THE POINT OF BEGINNING, CONTAINING 0.782 ACRES, MORE OR LESS.

Commonly Known as: 3405 W COUNTY ROAD 400 N, MUNCIE, IN 47304

Parcel No. 18-07-30-226-006.000-006

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

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:

UNKNOWN HEIRS, DEVISEES OF LARRY SOUTHER
PUBLICATION ONLY
PUBLICATION ONLY,