

Updated: 01/28/21 at 1:07 AM

## **NOTICES OF SHERIFF'S SALE**

**Date & Time of Sale: Wed, Mar 10, 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: 18-21-0014-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$44,893.98**

**Cause Number: 18C05-2007-MF-000049**

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

**Defendant: JANET S. FLAUDING**

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 One (1) Elm Lake, a platted tract in the East Half of the Northwest Quarter of Section Twenty-Four (24), Township Twenty-two (22) North, Range Nine (9) East, in the Office of the Recorder of Delaware County, Indiana.

**Commonly Known as: 5711 WEST 1070 NORTH, GASTON, IN 47342**

**Parcel No. 18-02-24-177-022.000-024**

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.

Jessica Owens, Plaintiff's Attorney  
Attorney No. 26533-49  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, in 46204

Tony Skinner, Sheriff

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

Washington 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:

CORINNE R. ERWIN  
4910 N. WHEELING AVENUE  
MUNCIE, IN 47304

OCCUPANT(S) OF  
5711 WEST 1070 NORTH  
GASTON, IN 47342

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0015-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$20,833.58**

**Cause Number: 18C05-2009-MF-000063**

**Plaintiff: OLD NATIONAL BANK**

**Defendant: THE UNKNOWN HEIRS AT LAW OF VIVIAN M. WAGNER, DECEASED A/K/A VIVIAN WAGNER**

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 12 in Block Number 184 in the Muncie Natural Gas Land Improvement Company's Subdivision of the Galliher and Ohmer Tracts, an Addition to the City of Muncie, Indiana.

**Commonly Known as: 2414 S WALNUT STREET, MUNCIE, IN 47302**

**Parcel No. 18-11-22-155-005.000-003**

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.

Jessica Owens, Plaintiff's Attorney  
Attorney No. 26533-49  
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:  
THE OCCUPANTS OF  
2414 S WALNUT STREET  
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: 18-21-0016-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$144,190.63**

**Cause Number: 18C05-2001-MF-000008**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: CHRISTOPHER D. RANDOLPH 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 One Hundred Twenty-six (126) except Twenty (20) feet of equal width off of the entire South side thereof in Country Village, Section "G", an Addition located in Hamilton Township of Delaware County, Indiana, a plat of which is recorded in Plat Book 13, pages 104-105 of the records of plats of Delaware County, Indiana. ALSO, Ten (10) feet of equal width off of the entire South side of Lot Numbered One Hundred Twenty-five (125) in Country Village Section "H", an Addition located in Hamilton Township, Delaware County, Indiana, a plat of which is recorded in Plat Book 13, pages 106-107 of the records of plats of Delaware County, Indiana.

**Commonly Known as: 8308 N YELLOWSTONE DR, MUNCIE, IN 47303**

**Parcel No. 07-17-404-017.000-006**

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.

S Brent Potter, Plaintiff's Attorney  
Attorney No. 10900-49  
Doyle & Foutty, P.C.  
41 E Washington Street, Ste 400  
Indianapolis, IN 46204-2456  
(317) 264-5000

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

Tony Skinner, Sheriff

By: Nancy Marvin, Lieutenant

Phone: 765-747-7885

Hamilton Township

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

PLEASE SERVE:

CHRISTOPHER D. RANDOLPH  
1240 WOODWARD AVENUE  
NEW CASTLE, IN 47362

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0017-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$58,424.16**

**Cause Number: 18C05-2008-MF-000057**

**Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES**

**Defendant: DAVID A WARNER A/K/A DAVID WARNER**

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 160 in Wall's Second Addition of the White City, a plat of which is recorded in plat book 4, page 38, of the records of plats of Delaware County, Indiana

**Commonly Known as: 1807 WALL AVENUE, MUNCIE, IN 47302**

**Parcel No. 18-11-14-451-018.000-003**

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

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:

OCCUPANT(S)  
1807 WALL AVENUE  
MUNCIE, IN 47302

DAVID A WARNER A/K/A DAVID WARNER  
2114 EAST INDIANA AVE  
MUNCIE, IN 47303

SHAPIRO, VAN ESS, PHILLIPS ST 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: 18-21-0018-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$61,806.04**

**Cause Number: 18C05-2007-MF-000050**

**Plaintiff: THRIVE FEDERAL CREDIT UNION**

**Defendant: BRIAN S. COULTER and CHRISTINA M. CAMERON, 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 7 except 25 feet of equal width off the entire West side thereof, and all of Lot Numbered 8 in block Numbered 6 in the town of Royerton Indiana Also a part of the Southwest Quarter of Section 14, township 21 North, Range 10 East, bounded and described as follows, to-wit Beginning at a point in the middle of the North end of Williams Street in the town of Royerton, said point being 12 feet North and 20 feet West of the Northwest Corner of Lot Numbered 5 in Block Numbered 6 in the Town of Royerton, running thence due North 128 1/2 feet thence due East and to the West line of the lands of Fort Wayne, Cincinnati, and Louisville Railroad otherwise known as Lake Erie and Western Railroad, thence in a Southerly direction with the said West line of said Railroad to a point due East of the place of beginning and thence due West to the place of beginning, estimated to contain 1 acre, more or less, excepting therefrom 110.0 feet of equal width off the entire West end of the above described tract, and containing, after said exception, 0.68 acres, more or less.

**Commonly Known as:** 1916 E. DELTA DRIVE, MUNCIE, IN 47303

**Parcel No.** 18-07-14-353-003.000-006

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.

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

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:  
UNKNOWN OCCUPANTS  
1916 E. DELTA DRIVE  
MUNCIE, IN 47303

BRIAN S. COULTER  
4712 SUSSEX ROAD, APT 7  
MUNCIE, IN 47304

CHRISTINA M. CAMERON  
1617 S. JEFFERSON ST.  
HARTFORD CITY, IN 47348

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0019-SS**

**Date & Time of Sale: Wednesday, March 10, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$31,739.11**

**Cause Number: 18C05-1912-MF-000233**

**Plaintiff: OLD NATIONAL BANK**

**Defendant: PHILLIP S. DEARINGER 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 Number One Hundred Two (102) in Linden Park, an Addition to the City of Muncie, Indiana.

**Commonly Known as: 808 W HARVARD AVENUE, MUNCIE, IN 47304**

**Parcel No. 18-07-33-453-002.000-003**

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.

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:

GINA M. SHIELDS  
10 WEST MARKET STREET  
SUITE 2100  
INDIANAPOLIS, IN 46204

PHILLIP S. DEARINGER  
4323 W CLARA LANE  
MUNCIE, IN 47303

OCCUPANT(S) OF 808 W HARVARD AVENUE, MUNC  
808 W HARVARD AVENUE  
MUNCIE, IN 47304