

Updated: 04/12/21 at 12:40 PM

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

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.

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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

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.

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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

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.

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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

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.

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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

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 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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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

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