

Updated: 05/07/21 at 1:07 AM

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

**Date & Time of Sale: Wed, Apr 14, 2021 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: 18-21-0020-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$99,345.53**

**Cause Number: 18C05-2009-MF-000061**

**Plaintiff: NEWREZ LLC D/B/A SHEILPOINT MORTGAGE SERVICING**

**Defendant: MYRON DANCE**

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 Eighty-four (84) in Dice Acres Second Extension, an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 12, page 32 in the records of plats of Delaware County, Indiana.

**Commonly Known as: 2901-2903 W SKYLARK DR, MUNCIE, IN 47304**

**Parcel No. 18-07-29-329-001.000-007**

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.

Bryan K Redmond, Plaintiff's Attorney  
Attorney No. 22108-29  
Feiwell & Hannoy PC  
8415 Allison Pointe Boulevard, Suite 400  
Indianapolis, IN 46250  
(317) 237-2727  
Atty File#: 103026F01

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:  
MYRON DANCE  
PUBLICATION ONLY  
PUBLICATION ONLY, IN 99999-9999

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 18-21-0021-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$77,881.43**

**Cause Number: 18C04-1810-MF-000217**

**Plaintiff: WELLS FARGO BANK, N.A.**

**Defendant: TERESA M. JETER-NEWBURN 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 Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24) in Block Nineteen (10), excepting therefrom Seventy-five (75) feet of equal width off of the entire North side of said Lots, all In Norvan Johnson's Addition to the City of Muncie, Indiana, plat of which Is found In Plat Book 2 page 118 of the records of plats of Delaware County, Indiana.

**Commonly Known as: 901 NORTH GREENBRIER ROAD, MUNCIE, IN 47304-3261**

**Parcel No. 18-11-07-282-034.000-003**

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.

Kristin L Durianski, Plaintiff's Attorney  
Attorney No. 24866-64  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File#: 1031131

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:

TERESA M. JETER-NEWBURN  
901 NORTH GREENBRIAR ROAD  
MUNCIE, IN 47304-3261

TERESA M. JETER-NEWBURN  
5104 WEST SHORELINE TERRACE  
MUNCIE, IN 47304-6091

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0022-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$64,793.51**

**Cause Number: 18C05-1912-MF-000221**

**Plaintiff: WELLS FARGO BANK, N.A.**

**Defendant: JOSHUA T. HUGHES 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 12 and 13 in Block 29 in Whitley Land Company's First Addition to the City of Muncie, Indiana, the plat of which is recorded in Plat Book 2, Page 149 of the records of plats of Delaware County, Indiana.

**Commonly Known as:** 1320 EAST HIGHLAND AVENUE, MUNCIE, IN 47303-3941

**Parcel No.** 18-11-10-238-012.000-003, 18-11-10-238-013.000-003

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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Robert S. Kruzynski, Plaintiff's Attorney  
Attorney No.  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
Atty File#: 1034181

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:

BEVERLY J. BROWN  
2002 20TH AVENUE  
GULFPORT, IN 39501-3040

BEVERLY J. BROWN  
1320 EAST HIGHLAND AVENUE  
MUNCIE, IN 47303-3941

JOSHUA T. HUGHES  
1320 EAST HIGHLAND AVENUE  
MUNCIE, IN 47303-3941

BEVERLY J. BROWN  
PO BOX 921  
GULFPORT, MS 39502

BEVERLY J. BROWN  
1916 2ND STREET APARTMENT 4  
GULFPORT, MS 39601

JOSHUA T. HUGHES  
21 TOWNE COMMONS WAY APT 13  
CINCINNATI, OH 45215-6111

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0023-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$51,193.72**

**Cause Number: 18C02-1806-MF-000149**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-OTT**

**Defendant: NINA M. GUDGER and OLD NATIONAL BANK**

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 (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF MEMORIAL DRIVE (12TH STREET), ONE HUNDRED EIGHTY-EIGHT AND TWENTY-NINE HUNDREDTHS (188.29) FEET EAST OF THE EAST LINE OF MOCK AVENUE AND RUNNING THENCE EAST ON SAID SOUTH LINE, FORTY-THREE AND SEVENTY-FIVE HUNDREDTHS (43.75) FEET; THENCE DEFLECTING TO THE RIGHT NINETY DEGREES ZERO MINUTES (90°00') AND RUNNING SOUTH ONE HUNDRED THIRTY (130.0) FEET; THENCE DEFLECTING TO THE RIGHT NINETY DEGREES ZERO MINUTES (90°00') AND RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID MEMORIAL DRIVE, FORTY-THREE AND SEVENTY-FIVE HUNDREDTHS (43.75) FEET; THENCE DEFLECTING TO THE RIGHT NINETY DEGREES ZERO MINUTES (90°00;) AND RUNNING NORTH ONE HUNDRED THIRTY (130.0) FEET TO THE POINT OF BEGINNING, CONTAINING 0.131 OF AN ACRE, MORE OR LESS.

**Commonly Known as:** 2103 E. MEMORIAL DR., MUNCIE, IN 47302

**Parcel No.** 11-23-126-013.000

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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Andrew Kraemer, Plaintiff's Attorney  
Attorney No. 14872-71  
Johnson Blumberg & Associates LLC  
230 W Monroe Ste 1125  
Chicago, IL 60606  
(312) 541-9710

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:

NINA M. GUDGER  
2103 E MEMORIAL DRIVE  
MUNCIE, IN 47302

OLD NATIONAL BANK  
1 MAIN STREET  
EVANSVILLE, IN 47708

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 18-21-0024-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**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.

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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

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: 18-21-0025-SS**

**Date & Time of Sale: Wednesday, April 14, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$80,106.29**

**Cause Number: 18C05-1912-MF-000234**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1**

**Defendant: ALVIS BOND 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 TEN (10) IN LINDEN PARK FOURTH ADDITION TO THE CITY OF MUNCIE, INDIANA, AS RECORDED IN PLAT BOOK 8 PAGE 10 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

**Commonly Known as: 3413 N MILTON STREET, MUNCIE, IN 47304**

**Parcel No. 18-07-33-460-012.000-003**

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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Matthew C. Gladwell, Plaintiff's Attorney  
Attorney No. 30493-49  
Reisenfeld & Associates LPA LLC  
3962 Red Bank Road  
Cincinnati, OH 45227  
(513) 322-7000

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

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

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

PLEASE SERVE:  
ALVIS BOND  
3410 N PAULINE AVENUE  
MUNCIE, IN 47304