

Updated: 07/01/21 at 10:34 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jun 09, 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: 18-21-0035-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$6,733.96

Cause Number: 18C05-2002-MF-000023

Plaintiff: REVERSE MORTGAGE FUNDING LLC

Defendant: THE UNKNOWN HEIRS AT LAW OF THEODORE KELLEY, DECEASED 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 39 in Towne and Country Estates Section "B". an Addition to the City of Muncie. Indiana, as recorded in Plat Book 9, Page 2, in the Office of the Recorder of Delaware County.

Commonly Known as: 3504 W FLEETWOOD DRIVE, MUNCIE, IN 47302

Parcel No. 18-11-31-227-023.000-012

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

Tony Skinner, Sheriff

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

Monroe 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:

OCCUPANT(S) OF 3504 W FLEETWOOD DRIVE, MU
3504 W FLEETWOOD DRIVE
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: 18-21-0036-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$58,005.32

Cause Number: 18C05-2006-MF-000045

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC

Defendant: ROSE COOPER

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 No. 9, in Block No. 295, in the MUNCIE LAND COMPANY'S SUBDIVISION of a part of the Watson and a part of the Prutzman Tract, an Addition to the City of Muncie, Indiana.

Commonly Known as: 702 E 24TH ST & 3018 S. VINE ST, MUNCIE, IN 47302

Parcel No. 18-11-22-378-008.000-003

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.

* 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.

Brian K. Tekulve, Plaintiff's Attorney
Attorney No.
Law Office of Gerald M. Shapiro, LLP
4805 Montgomery Road Suite 320
Norwood, 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:
ROSE COOPER
702 E 24TH ST & 3018 S.VINE 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: 18-21-0037-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$48,151.04

Cause Number: 18C05-2009-MF-000067

Plaintiff: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Defendant: CITY OF MUNCIE and THE UNKNOWN HEIRS DEVISEES, LEGATEES, BENEFICIARIES OF RICHARD CRANOR AKA RICHARD D. CRANOR, AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD CRANOR AKA RICHARD D. CRANOR AND SEAN CRANOR, AS POSSIBLE HEIR TO THE ESTATE OF RICHARD CRANOR AKA RICHARD D. CRANOR

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 Eight (8) in Block Numbered Twenty-One (21) in the Albany Land Company's Subdivision, an Addition to the Town of Albany, Indiana. Included is a mobile/manufactured home.

Commonly Known as: 438 NORTH DALTON AVENUE, ALBANY, IN 47320

Parcel No. 18-08-01-132-006.000-005

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

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:

SEAN CRANOR, AS POSSIBLE HEIR TO THE ESTATE
438 NORTH DALTON AVENUE
ALBANY, IN 47320

THE UNKNOWN HEIRS DEVISEES, LEGATEES, BEN
CRANOR, AND THEIR UNKNOWN CREDITORS; AND,
PERSONAL REPRESENTATIVE OF THE ESTATE OF
438 NORTH DALTON AVENUE
ALBANY, IN 47320

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 18-21-0038-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$41,417.70

Cause Number: 18C05-1910-MF-000188

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES SERIES 2005-W1

Defendant: CHERYL SLATTER, AKA CHERYL A. WESLEY and STATE OF INDIANA, DEPARTMENT OF REVENUE, COLLECTION DIVISION AND UNKNOWN OCCUPANTS

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 North Wittshire, Section "A", an Addition to Eaton, Delaware County, Indiana, a plat of which is recorded in Plat Book 13 Pages 49-50 of the records of Plats of Delaware County, Indiana.

Commonly Known as: 110 EAST BABB ROAD, EATON, IN 47338

Parcel No. 18-03-14-477-006.000-023

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

Union Township

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

PLEASE SERVE:

UNKNOWN OCCUPANTS
110 EAST BABB ROAD
EATON, IN 47338

CHERYL SLATTER, AKA CHERYL A. WESLEY
127 CLEAR SPRINGS CIRCLE
OCEAN SPRINGS, MS 39564

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 18-21-0039-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$113,214.54

Cause Number: 18C05-1911-MF-000212

Plaintiff: FARM CREDIT MID-AMERICA, FLCA F/K/A FARM CREDIT SERVICES OF MID-AMERICA, FLCA

Defendant: SHANNON T. MCCONNELL 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:

Tract 1: A part of the Northeast Quarter of the Southwest Quarter of Section 34, Township 22 North, Range 11 East, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 34, Township 22 North, Range 11 East; thence South on the East line of the said Northeast Quarter of the Southwest Quarter, 1043.5 feet to the center line of the Albany and Granville Pike; thence in a Northwesterly direction on the center line of the Albany and Granville Pike and with a deflection angle to the right of 111 degrees 14 minutes, 112.6 feet to a point, which point is the point of beginning for the land herein described; continuing in a Northwesterly direction on the center line of the said Albany and Granville Pike 540 feet; thence North with a deflection angle to the right of 68 degrees 46 minutes and parallel with the East line of the said Northeast Quarter of the Southwest Quarter, 259.63 feet; thence in a Southeasterly direction with a deflection angle to the right of 111 degrees 14 minutes, 540 feet; thence South with a deflection angle to the right of 68 degrees 46 minutes and parallel with the East line of the said Northeast Quarter of the Southwest Quarter, 259.63 feet to the point of beginning. Estimated to contain 3.00 acres, more or less. Excepting therefrom the following described real estate: A part of the Northeast Quarter of the Southwest Quarter of Section 34, Township 22 North, Range 11 East, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 34, Township 22 North, Range 11 East; thence South on the East line of the said Northeast Quarter of the Southwest Quarter, 1043.5 feet to the center line of the Albany and Granville Pike; thence in a Northwesterly direction on the center line of the Albany and Granville Pike and with a deflection angle to the right of 111 degrees 14 minutes, 292.6 feet to a point, which point is the point of beginning for the land herein described; continuing in a Northwesterly direction on the center line of the said Albany and Granville Pike, 360 feet; thence North with a deflection angle to the right of 68 degrees 46 minutes and parallel with the East line of the said Northeast Quarter of the Southwest Quarter 259.63 feet; thence in a Southeasterly direction with a deflection angle to the right of 111 degrees 14 minutes, 360 feet; thence South with a deflection angle to the right of 68 degrees 46 minutes, 259.63 feet to the point of beginning. Estimated to contain 2 acres, more or less. Leaving after said exception 1 acre, more or less. Tract 2: A part of the Southwest Quarter of Section 34, Township 22 North, Range 11 East, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 34, Township 22 North, Range 11 East; thence South on the East line of the said Northeast Quarter of the Southwest Quarter Six Hundred Twenty-eight and forty-seven hundredths (628.47) feet; thence in a Northwesterly direction with a deflection angle to the right One Hundred Eleven degrees, fourteen minutes (111°14') One Hundred Twelve and six tenths (112.6) feet; thence South with a deflection angle to the left of One Hundred Eleven degrees, fourteen minutes (111°14') and parallel with the East line of the said Northeast Quarter of the Southwest Quarter One Hundred Fifty-five and four tenths (155.4) feet; thence in a Northwesterly direction with a deflection angle to the right of One Hundred Eleven degrees, Fourteen minutes (111°14') Five Hundred Forty (540) feet; thence South with a deflection angle to the left of One Hundred Eleven degrees, Fourteen minutes (111 °14') with the East line of the Northeast Quarter of the Southwest Quarter Two Hundred Fifty-nine and Sixty-three hundredths (259.63) feet to the center line of the Albany and Granville Pike; thence in a Northwesterly direction with a deflection angle to the right of One Hundred Eleven degrees, fourteen minutes (111°14') and on and along the center line of the said Albany and Granville Pike One Thousand Ninety-two and three tenths (1,092.3) feet to the center line of a County Road; thence in a Northeasterly direction with a deflection angle to the right of One Hundred Thirteen degrees (113°) and on the center line of the said County Road Four Hundred Sixteen and one tenth (416.1) feet; thence North with a deflection angle to the left Forty-five degrees, ten minutes (45° 10') One Hundred Twenty-one and three tenths (121.3) feet to the Northwest corner of the Northeast Quarter of the said Southwest Quarter; thence East on the North line of the said Northeast Quarter of the Southwest Quarter One Thousand Three Hundred Thirty and Nine tenths (1330.9) feet to the point of beginning.

Commonly Known as: 10270, 10410, AND/OR 10400 EAST GREGORY ROAD, ALBANY, IN 47320

Parcel No. 18-04-34-300-005.000-018 AND 18-04-34-300-002.000-018

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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Weston E. Overturf, Plaintiff's Attorney
Attorney No. 27281-49
OVERTURF FOWLER
(317) 559-3647

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:

INDIANA DEPARTMENT OF REVENUE
C/O ATTORNEY GENERAL IN GOVERNMENT CENTE
302 W. WASHINGTON ST. 5TH FLOOR
INDIANAPOLIS, IN 46204

INDIANA DEPARTMENT OF REVENUE
C/O ADAM J. KRUPP, COMMISSIONER IN GOVERNMENT
302 W. WASHINGTON ST. 5TH FLOOR
INDIANAPOLIS, IN 46204

SHANNON T. MCCONNELL
10270 EAST GREGORY ROAD
ALBANY, IN 47320

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0040-SS

Date & Time of Sale: Wednesday, June 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$64,382.01

Cause Number: 18C05-2011-MF-000073

Plaintiff: SUN WEST MORTGAGE COMPANY, INC.

Defendant: RICHARD D. ADAMS

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 Ten Hundred seventy-nine (1079) in the Delaware County Land Improvement Company's Subdivision of the Westside Addition to the City of Muncie, Indiana, as the same is laid out and platted in Plat Book 1, page 54, of the records of Plats of Delaware County, Indiana, and which is lot is more particularly described by metes and bounds as follows: Commencing at the point of the intersection of the east line of Celia Avenue with the south line of the right of way of the L. E. & W. Railroad and running thence south on the east line of Celia Avenue, 37.3 feet to the southwest corner of said Lot Number 1079; running thence east on the south line of said lot 1079, 150 feet to the west line of an alley there found; thence north on the west line of said alley, 77.6 feet to the south line right of way of the L. E. & W Railroad; thence in a southwesterly direction along the south line of said right of way, 155.3 feet to the place of beginning

Commonly Known as: 712 S. CELIA AVENUE, MUNCIE, IN 47303-5210

Parcel No. 18-11-17-259-001.000-003

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.

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Jennifer Fitzwater, Plaintiff's Attorney
Attorney No.
Padgett Law
10475 Crosspoint Blvd
Suite 250
Indianapolis, IN 46256

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:

RICHARD D. ADAMS
4501 N. COUNTY ROAD 950 W.
YORKTOWN, IN 47396