Updated: 12/01/21 at 1:08 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Nov 10, 2021 at 10:00 am

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0064-SS

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

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

Judgment to be Satisfied: \$45,047,55

Cause Number: 18C05-1912-MF-000237

Plaintiff: 1ST SOURCE BANK

Defendant: ALYSSA M. CLARK 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 Thirty-eight (38) and Thirty-nine (39) in Woodside Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 4, page 43 of the Records of Plats of Delaware County, Indiana.

Commonly Known as: 2200 NORTH LIBERTY STREET, MUNCIE, IN 47303-1825

Parcel No. 18-11-04-432-006.000-003

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.

Kristin L Durianski, Plaintiff's Attorney Attorney No. 24866-64 Codilis Law, LLC 8050 Cleveland Place Merrillville, IN 46410 (219) 736-5579 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: ALYSSA M. CLARK 2200 NORTH LIBERTY STREET MUNCIE, IN 47303-1825

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0065-SS

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

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

Judgment to be Satisfied: \$40,692.25

Cause Number: 18C05-1907-MF-000123

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: PEGGY L. PIKE and AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD E. PIKE, 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 Thirty-eight (38) in Northcrest. an Addition to the City of Muncie, IN.

Commonly Known as: 2601 N RESERVE ST, MUNCIE, IN 47303

Parcel No. 18-11-04-260-016.000-003

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.

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

Center Township

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

PLEASE SERVE: CHIP A. ALEXANDER 116 NORTH WALNUT ST MUNCIE, IN 47305

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0066-SS

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

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

Judgment to be Satisfied: \$75,328,47

Cause Number: 18C05-1912-MF-000239

Plaintiff: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Defendant: LARRY G. MAJORS

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 SIX (6) IN ORCHARD LAWN ADDITION, AN ADDITION TO THE CITY OF MUNCIE INDIANA, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 30 OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA.

Commonly Known as: 1812 N TILLOTSON AVE, MUNCIE, IN 47304-2604

Parcel No. 18-11-05-376-016.000-003

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.

Barry T Barnes, Plaintiff's Attorney Attorney No. Feiwell & Hannoy PC 8415 Allison Pointe Boulevard, Suite 400 Indianapolis, IN 46250 (317) 237-2727 Atty File#: 102453F01 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 UNKNOWN HEIRS AND DEVISES OF LARRY G. MAJORS, DECEASED 1812 N TILLOTSON AVE MUNCIE, IN 47304-2604

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0067-SS

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

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

Judgment to be Satisfied: \$104,938,68

Cause Number: 18C05-2105-MF-000022

Plaintiff: MTGLQ INVESTORS, L.P.

Defendant: FTB PARTNERS LLC and AS TRUSTEE FOR THE GUARDIAN LAND TRUST

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 Four (4) in Block Fifteen (15) in Whitely Land Company's Second Addition to the City of Muncie, Indiana.

Commonly Known as: 817 N MULBERRY ST, MUNCIE, IN 47305-1441

Parcel No. 18-11-10-153-018.000-003

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.

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

Atty File#: 10375F01

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:

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0068-SS

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

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

Judgment to be Satisfied: \$266,386.76

Cause Number: 18C05-1904-MF-000094

Plaintiff: THE MONEY SOURCE INC.

Defendant: JASON FOSTER and SHAWNNA EVANS; LVNV FUNDING LLC CITIBANK, N.A.

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:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE ELEVEN (11) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINE (9) TOWNSHIP TWENTY-ONE (21) NORTH, RANGE ELEVEN (11) EAST THIRTY (30) RODS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECT10N; RUNNING THENCE NORTH ON SAID LINE TEN (10) RODS; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ON SAID LINE TEN (10) RODS TO A POINT THIRTY (30) RODS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO THE PLACE OF BEGINNING, ESTIMATED TO CONTAIN FIVE (5) ACRES, MORE OR LESS.

Commonly Known as: 10611 N. SHARPBEND ROAD, ALBANY, IN 47320

Parcel No. 18-08-09-251-004.000-004

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.

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

CANCELED

Delaware Township

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

PLEASE SERVE:

LVNV FUNDING, LLC C/O CORPORATION SERVICE COMPANY 135 NORTH PENNSYLVANIA STREET, SUITE 1610 INDIANAPOLIS, IN 46204 SHAWNNA EVANS 912 S. PENN ST MUNCIE, IN 47302-2560

SHAWNNA EVANS 3015 N. OAKWOOD AVE,, APT, 324 MUNCIE, IN 47304 JASON FOSTER 10611 N. SHARPBEND ROAD ALBANY, IN 47320

CITIBANK, N.A. C/O ITS HIGHEST OFFICER 701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57104

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0069-SS

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

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

Judgment to be Satisfied: \$53,379,92

Cause Number: 18C05-1910-MF-000186

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

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF JAMES N. STAHL and THEIR

UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES N. STAHL, THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AAA COLLECTIONS INC., MT. PLEASANT CAMPGROUND, ALLIED ADJUSTMENT AND COLLECTION CO. INC., UNKNOWN OCCUPANTS, AND

SABRINA SMITH, AS POSSIBLE HEIR TO THE ESTATE OF JAMES N. STAHL

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 Twenty-Four (24) in Block "K" in Fairlawn, an addition to the City of Muncie, Indiana.

Commonly Known as: 2402 SOUTH PERSHING DRIVE, MUNCIE, IN 47302

Parcel No. 18-11-22-182-011.000-003

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.

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

Center Township

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

PLEASE SERVE:

SABRINA SMITH, AS POSSIBLE HEIR TO THE ESTAT 1311 SOUTH SHIPLEY STREET MUNCIE, IN 47302 THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN AND THEIR UNKNOWN CREDITORS; AND, THE UNK OR PERSONAL REPRESENTATIVE OF THE ESTATE 2402 SOUTH PERSHING DRIVE MUNCIE, IN 47302

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0070-SS

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

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

Judgment to be Satisfied: \$48,519.81

Cause Number: 18C05-1903-MF-000072

Plaintiff: CALIBER HOME LOANS, INC.

Defendant: EDWARD SLEEPER, AKA EDWARD L. SLEEPER and PAMALA GREER, AKA PAMALA K. GREER

AND RAY J. GREER, AKA RAY J. GREER, JR.

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-eight (48) in James E. Stafford and Company's Third Addition to the Town of Albany, Indiana.

Commonly Known as: 309 NORTH MOUND STREET, ALBANY, IN 47320

Parcel No. 18-08-02-257-004.000-005

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.

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

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

PLEASE SERVE:

EDWARD SLEEPER, AKA EDWARD L. SLEEPER 309 NORTH MOUND STREET ALBANY, IN 47320 PAMALA GREER, AKA PAMALA K. GREER 916 WEST STATE STREET ALBANY, IN 47320

RAY J. GREER, AKA RAY J. GREER, JR 916 WEST STATE STREET ALBANY, IN 47320

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 18-21-0071-SS

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

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

Judgment to be Satisfied: \$134,504.90

Cause Number: 18C05-2010-MF-000070

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

Defendant: GLEN A. RUSSELL and SANDY J. RUSSELL

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 AT THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE ELEVEN (11) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TOWIT: BEGINNING AT THE NORTHWEST CORNER AT SAID EAST HALF AT THE SOUTHWEST QUARTER AND RUNNING THENCE EAST ON THE NORTH LINE THEREOF SIX HUNDRED SEVENTY AND SIXTEEN HUNDREDTHS (670.16) FEET; THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER THREE HUNDRED TWENTY-FIVE (325.0) FEET; THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER SIX HUNDRED SEVENTY AND SIXTEEN HUNDREDTHS (670.16) FEET TO A POINT IN THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE RUNNING NORTH ON SAID WEST LINE THREE HUNDRED TWENTY-FIVE (325.0) FEET TO THE POINT OF BEGINNING, CONTAINING 5.000 ACRES, MORE OR LESS

Commonly Known as: 18440 N CR 425 EAST, EATON, IN 47338

Parcel No. 18-04-17-300-003.000-018

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.

Jared C. Helge, Plaintiff's Attorney Attorney No. 27152-02 Rothberg Logan & Warsco LLP 505 East Washington Blvd. P.O. Box 11647 Fort Wayne, IN 46859-1647 (260) 422-9454 Tony Skinner, Sheriff

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

CANCELED

Niles Township

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

PLEASE SERVE: GLEN A. RUSSELL 18440 NORTH CR 425 EAST EATON, IN 47338

SANDY J. RUSSELL 18440 NORTH CR 425 EAST EATON, IN 47338