

Updated: 10/20/21 at 1:23 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Aug 12, 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: 42-21-0024-SS

Date & Time of Sale: Thursday, August 12, 2021 at 10:00 am

Sale Location: Knox County Sheriff's Department lobby, 2375 S. Old Decker Road

Judgment to be Satisfied: \$28,499.09

Cause Number: 42C01-2008-MF-000023

**Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4**

Defendant: WANDA CLARK A/K/A WANDA L. CLARK and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Knox 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 Donation Number Two Hundred and Nineteen (219) in Township Five (5) North Range Nine (9) West, Busseron Township, Knox County, Indiana, bounded and described as follows to wit: Beginning at a stake on the southwest line of said Donation 219, a distance of 50.07 chains south 38 3/4 degrees East from the west corner thereof; thence south 38 3/4 degrees East, 6.50 chains to a stake; thence north 51 1/4 degrees East 2.90 chains to the west right-of-way line of the C. and E. I. Railroad; thence north 7 1/2 degrees east on the line of said right-of-way, 9.00 chains to a stake; thence south 51 1/4 degrees west 9.25 chains to the place of beginning, containing four (4) acres. Also, part of Donation Number Two Hundred and Eighteen (218), in Township Five (5) North Range Nine (9) West, Busseron Township, Knox County, Indiana, bounded and described as follows to wit: Beginning at a point on the northeast line of said Donation No. 218 a distance of 50.07 chains south 38 3/4 degrees east from the north corner thereof; thence south 3 1/2 degrees west 201.5 feet to the corner of a parcel of ground theretofore sold to Edward A. Garner et ux; thence south 38 3/4 degrees East with Garner's line 240 feet to a stake on the northwest line of Garner's 25.39 acre tract; thence north 51 1/4 degrees east to the line dividing Donations 218 and 219; thence north 38 3/4 degrees west along said Donation line; 26 rods to the place of beginning, containing one (1) acre, more or less, and being the remainder of a 1.46 acre tract; purchased by Ernest Dildine from Fred Fox, after the sale of 0.46 acre by said Dildine to Edward A. Garner; et ux. Also, beginning at a point where the public highway running from George Mallett's to Rufus Taylor's Crosses the right-of-way of the C. and E. I. Railroad; thence northwest with said road 22 1/2 rods to a stake; thence north 51 1/4 degrees east 20 1/2 rods to the right of way of the C. and E. I. Railroad; thence south 3 1/2 degrees west with said right of way to the place of beginning, containing 1.50 acres, more or less in Knox County, Indiana.

Commonly Known as: 4897 EAST GUN CLUB ROAD, OAKTOWN, IN 47561

Parcel No. 42-04-20-200-001.000-001, 42-04-20-200-003.000-001

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 C. Berger, Plaintiff's Attorney
Attorney No. 19753-45
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
Atty File#: 1035537

Doug Vantlin, Sheriff
By: Lori Street, Assistant Matron
Phone: (812) 882-7660
Busseron 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:

WANDA CLARK A/K/A WANDA L. CLARK
4897 EAST GUN CLUB ROAD
OAKTOWN, IN 47561-8312

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 42-21-0025-SS

Date & Time of Sale: Thursday, August 12, 2021 at 10:00 am

Sale Location: Knox County Sheriff's Department lobby, 2375 S. Old Decker Road

Judgment to be Satisfied: \$30,291.42

Cause Number: 42C01-2103-MF-000006

Plaintiff: EVANSVILLE TEACHERS FEDERAL CREDIT UNION

Defendant: THE ESTATE OF PAUL RONALD COOMER, DECEASED and DIANNE B. COOMER, KATHERINE D. COOMER, AND TARALYN COOMER

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Knox 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 Thirty-Nine (39) in Willy's Addition to the City of Vincennes, as per plat thereof, recorded in Plat Book 5, Page 25 in the Office of the Recorder of Knox County, Indiana.

Commonly Known as: 1413 E. SCOTT STREET, VINCENNES, IN 47591

Parcel No. 42-12-22-321-024.000-022

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.

Whitney Mosby, Plaintiff's Attorney
Attorney No.
Dentons Bingham Greenebaum LLP
(317) 635-8900

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Doug Vantlin, Sheriff
By: Lori Street, Assistant Matron
Phone: (812) 882-7660
Vincennes Township

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

PLEASE SERVE:
MONICA GILMORE
P.O. BOX 393
VINCENNES, IN 47591

THE ESTATE OF PAUL RONALD COOMER
1413 E. SCOTT STREET
VINCENNES, IN 47591

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 42-21-0026-SS

Date & Time of Sale: Thursday, August 12, 2021 at 10:00 am

Sale Location: Knox County Sheriff's Department lobby, 2375 S. Old Decker Road

Judgment to be Satisfied: \$257,805.58

Cause Number: 42D01-1401-MF-000004

Plaintiff: MIDWEST AG FINANCE, INC. K/N/A BEACON CREDIT UNION

Defendant: SIMPSON NURSERY COMPANY, LLC and ELIZABETH L. SIMPSON A/K/A ELIZABETH SIMPSON MARSHALL, WILLIAM H. MARSHALL AND TREASURER OF KNOX COUNTY, INDIANA

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Knox 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 I PARCEL #42-11-17-400-007.000-008 Part of the Northwest half of Donation Twenty-Eight (28), Township Three (3) North, Range Nine (9) West, Second Principal Meridian, located in Palmyra Township, Knox County, Indiana; being more particularly described as follows: Commencing at a boat spike at the east corner of the Northwest half of said Donation 28; thence along the Northeast line of said Donation 28, (assumed basis of bearings), North 38 degrees 28 minutes 01 second West -100.00 feet to a Mag Nail, being the point of beginning; thence South 51 degrees 19 minutes 56 seconds West - 120.00 feet to a 5/8 inch diameter iron pin with plastic cap stamped "Indiana LS 29300011", (hereinafter referred to as "an iron pin with cap"); thence South 38 degrees 28 minutes 01 second East - 100.00 feet to an iron pin with cap on the Southeast line of the Northwest half of said Donation 28; thence along said Southeast line, South 51 degrees 19 minutes 56 seconds West - 1929.32 feet to a stone at the East corner of Lot Number 10 in Sylvan Lake Subdivision; thence along the Northeast line of said Lot 10, North 31 degrees 19 minutes 47 seconds West - 239.70 feet to an iron pin with cap at the East corner of Lot Number 9 in said subdivision; thence along the Northeast line of said Lot 9 and Lot Number 8, North 65 degrees 07 minutes 56 seconds West - 174.09 feet to an iron pin with cap; thence North 50 degrees 22 minutes 28 seconds East - 337.41 feet to an iron pin with cap stamped "Sturgeon LS80040264"; thence North 33 degrees 12 minutes 23 seconds East - 298.91 feet to an iron pin with cap stamped "Sturgeon LS80040264"; thence North 46 degrees 37 minutes 14 seconds East - 717.19 feet to an iron pin with cap; thence South 85 degrees 22 minutes 36 seconds East - 208.70 feet to a 2 inch O.D. iron pipe; thence North 4 degrees 37 minutes 24 seconds East - 208.70 feet to a PK Nail on the centerline of Old Wheatland Road; thence along said road centerline, North 85 degrees 22 minutes 36 seconds West - 208.70 feet to a PK Nail; thence North 87 degrees 14 minutes 18 seconds West - 263.33 feet to a PK Nail in said road; thence South 86 degrees 38 minutes 41 seconds West -110.39 feet to a PK Nail in said road; thence South 77 degrees 50 minutes 58 Seconds West - 132.93 feet to a PK Nail in said road; thence South 70 degrees 15 minutes 24 seconds West -181.54 feet to a PK Nail in said road; thence South 60 degrees 53 minutes 15 seconds West -146.48 feet to a PK Nail in said road; thence North 53 degrees 50 minutes 10 seconds East - 47.95 feet to a boat spike; thence North 54 degrees 21 minutes 50 seconds East - 29.99 feet to a boat spike; thence North 0 degrees 42 minutes 14 seconds East - 574.44 feet to an iron pin with cap; thence North 57 degrees 33 minutes 42 seconds East - 163.39 feet to an iron pin with cap; thence South 84 degrees 56 minutes 18 seconds East - 169.00 feet to an iron pin with cap; thence South 32 degrees 18 minutes 18 seconds East - 219.00 feet to an iron pin with cap; thence South 85 degrees 00 minutes 18 seconds East - 96.00 feet to an iron pin with cap; thence North 58 degrees 17 minutes 42 seconds East - 210.00 feet to an iron pin with cap; thence South 84 degrees 30 minutes 18 seconds East- 148.00 feet to an iron pin with cap; thence South 20 degrees 13 minutes 18 seconds East - 129.00 feet to an iron pin with cap; thence South 84 degrees 51 minutes 18 seconds East - 183.00 feet to an iron pin with cap; thence North 0 degrees 35 minutes 18 seconds West - 267.60 feet to an iron pin with cap on the Northeast line of said Donation 28; thence along said Northeast line, South 38 degrees 28 minutes 01 second-East - 838.56 feet to the point of beginning; containing 35.15 acres, more or less. EXCEPT: PART OF THE NORTHWEST HALF OF DONATION TWENTY-EIGHT (28), TOWNSHIP THREE (3) NORTH, RANGE NINE (9) WEST, SECOND PRINCIPAL MERIDIAN, LOCATED IN PALMYRA TOWNSHIP, KNOX COUNTY, INDIANA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BOAT SPIKE AT THE EAST CORNER OF THE NORTHWEST HALF OF DONATION 28; THENCE ALONG THE NORTHEAST LINE OF DONATION 28, (ASSUMED BASIS OF BEARINGS), NORTH 38 DEGREES 28 MINUTES 01 SECONDS WEST, 121.05 FEET TO THE CENTERLINE OF OLD WHEATLAND ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING 4 COURSES, NORTH 86 DEGREES 37 MINUTES 58 SECONDS WEST, 98.01 FEET; THENCE NORTH 85 DEGREES 29 MINUTES 31 SECONDS WEST, 184.42 FEET; THENCE NORTH 84

DEGREES 55 MINUTES.45 SECONDS WEST, 357.36 FEET TO A PK NAIL; THENCE NORTH 85 DEGREES 22 MINUTES 36 SECONDS WEST, 208.70 FEET TO A PK NAIL; THENCE NORTH 87 DEGREES 14 MINUTES 18 SECONDS WEST, 263.33 FEET TO A PK NAIL IN SAID ROAD; THENCE SOUTH 86 DEGREES 38 MINUTES 41 SECONDS WEST, 110.39 FEET TO A PK NAIL IN SAID ROAD; THENCE SOUTH 77 DEGREES 50 MINUTES 58 SECONDS WEST, 132.93 FEET TO A PK NAIL IN SAID ROAD; THENCE SOUTH 70 DEGREES 15 MINUTES 24 SECONDS WEST, 144.73 FEET; THENCE NORTH 0 DEGREES 42 MINUTES 14 SECONDS EAST, 431.87 FEET TO A 5/8" DIAMETER IRON PIN WITH CAP STAMPED "ECK LS 29300011", (HEREINAFTER REFERRED TO AS "AN IRON PIN WITH CAP"), (WITNESS AN IRON PIN WITH CAP LOCATED AT A DISTANCE OF 35.00 FEET ALONG THIS COURSE); THENCE SOUTH 85 DEGREES 00 MINUTES 18 SECONDS EAST, 1,227.85 FEET TO AN IRON PIN WITH CAP ON THE NORTHEAST LINE OF DONATION 28; THENCE ALONG SAID NORTHEAST LINE, SOUTH 38 DEGREES 28 MINUTES 01 SECONDS EAST, 412.46 FEET, (WITNESS AN IRON PIN WITH CAP LOCATED AT A DISTANCE OF 349.54 FEET ALONG THIS COURSE), TO THE POINT OF BEGINNING; CONTAINING 10.00 ACRES, MORE OR LESS. Situated in Palmyra Township, Knox County, Indiana. TRACT II PARCEL #42-11-17-100-001.000-008 Part of Donation Forty-five (45), Township Three (3) North, Range Nine (9) West, Second Principal Meridian, located in Palmyra Township, Knox County, Indiana; being more particularly as follows: Commencing at a stone at the West corner of Donation 45; thence along the Southwest line of said Donation 45, (assumed basis of bearings), South 38 degrees 45 minutes 00 seconds East, 611.28 feet to a 5/8" diameter iron pin with plastic cap stamped "INDIANA LS 29300011", (hereinafter referred to as "an iron pin with cap"), being the point of beginning; thence North 72 degrees 23 minutes 03 seconds East, 372.70 feet to an iron pin with cap; thence South 30 degrees 02 minutes 21 seconds East, 144.90 feet to an iron pin with cap; thence South 89 degrees 56 minutes 47 seconds East, 102.59 feet to an iron pin with cap; thence South 66 degrees 32 minutes 05 seconds East, 329.64 feet to an iron pin with cap; thence South 33 degrees 20 minutes 56 seconds East, 177.37 feet to an iron pin with cap; thence South 24 degrees 58 minutes 23 seconds West, 184.71 feet to an iron pin with cap; thence South 19 degrees 25 minutes 27 seconds West, 201.07 feet to an iron pin with cap; thence South 2 degrees 09 minutes 49 seconds West, 95.05 feet to an iron pin with cap; thence South 68 degrees 17 minutes 52 seconds West, 150.50 feet to an iron pin with cap on the Southwest line of said Donation 45; thence along said Southwest line, North 38 degrees 45 minutes 00 seconds West, 1025.62 feet to the point of beginning; containing 9.43 acres, more or less. Situated in Palmyra Township, Knox County, Indiana. TRACT III PARCEL #42-12-24-207-017.000-022 Part of Donation Three (3), Township Three (3) North, Range Ten (10) West, lying between the center line of the Old Louisville Road, now paved with concrete, and the North right-of-way line of the Baltimore and Ohio Railroad, bounded and described as follows, to-wit: Beginning at a steel nail in the center of the Old Louisville Road 1360.3 feet North 51 degrees 15 minutes East and 1114.19 feet South 38 degrees 45 minutes East and 1083.95 feet South 85 degrees 45 minutes East of the West corner of said Donation 3, the point of beginning; thence South 04 degrees 15 minutes West 353.6 feet to an iron pipe on the North right-of-way line of the Baltimore and Ohio Railroad; thence North 89 degrees 50 minutes East along said right-of-way line 200.0 feet; thence North 85 degrees 47 minutes East along said right-of-way line 200.0 feet; thence North 82 degrees 32 minutes East along said right-of-way line 129.0 feet to an iron pipe at the Southwest corner of a 0.89 acre tract conveyed to John J. and Catherine Perry; thence North .06 degrees 17 minutes West along the West line of said 0.89 acre tract 296.1 feet to a steel nail and washer in the center of the Old Louisville Road at the Northwest Corner of said 0.89 acre tract; thence North 87 degrees 38 minutes West along the center of said road 252.5 feet to a steel nail and washer; thence North 85 degrees 45 minutes West along the center of said road 216.4 feet to the beginning, containing 3.75 acres; more or less. Said Tract is also known as Lot 25 Reed Subdivision. Situated in the City of Vincennes, Knox County, Indiana. TRACT IV PARCEL #42-12-13-300-015.000-023 / PARCEL #42-12-13-300-004.000-022 Part of Donation Two (2), Township Three (3) North, Range Ten (10) West, Second Principal Meridian, located in the City of Vincennes and Vincennes Township, Knox County, Indiana; being more particularly described as follows: Commencing at a 5/8" diameter iron pin with plastic cap stamped "KNOX COUNTY SURVEYOR" at the East corner of said Donation 2; thence along the Southeast line of said Donation 2, South 51 degrees 31 minutes 11 seconds West, 419.76 feet to a 5/8" diameter iron pin with plastic cap stamped "INDIANA LS 29300011", (hereinafter referred to as "an iron pin with cap"), being the point of beginning; thence continuing along said Southeast line, South 51 degrees 31 minutes 11 seconds West, 1,725.31 feet to an iron pin with cap stamped "RESENBECK 29800018"; thence North 45 degrees 19 minutes 33 seconds West, 616.72 feet to a stone; thence South 82 degrees 51 minutes 58 seconds West, 60.06 feet to an iron pin with cap stamped "RESENBECK 29800018"; thence South 34 degrees 44 minutes 48 seconds West, 143.89 feet to an iron pin with cap stamped "RESENBECK 29800018"; thence South 46 degrees 26 minutes 35 seconds East, 40.92 feet to a stone; thence South 35 degrees 37. minutes 45 seconds West, 290.29 feet to the centerline of Old Wheatland Road, (witness an iron pin with cap stamped "RESENBECK 29800018" located at 265.11 feet along this course); thence along said road centerline, North 47 degrees 34 minutes 45 seconds West, 515.39 feet to the South corner of Eastgate Subdivision; thence along the Southeast line of said Eastgate Subdivision and Eastgate Second Subdivision, North 42 degrees 29 minutes 06 seconds East, 588.82 feet to an iron pin with cap stamped "D. BIGGS LS9784, (witness a 1" O.D. iron pipe located at 145.69 feet along this course); thence continuing along the Southeast line of Eastgate Second Subdivision, North 51 degrees 41 minutes 32 seconds East, 114.00 feet to an iron pin with cap; thence South 38 degrees 13 minutes 46 seconds East, 272.85 feet to

an iron pin with cap; thence North 48 degrees 43 minutes 48 seconds East, 397.00 feet to a 6" diameter wood corner post; thence North 41 degrees 41 minutes 17 seconds East, 494.55 feet to an iron pin with cap; thence North 32 degrees 10 minutes 04 seconds West, 167.38 feet to an iron pin with cap on the extension of the Southeast line of Eastgate Second Subdivision; thence North 38 degrees 35 minutes 05 seconds West, 120.00 feet to an iron pin with cap; thence perpendicular to the Northeast line of Eastgate Second Subdivision, South 51 degrees 41 minutes 32 seconds West, 335.55 feet to an iron pin with cap on the Northeast line of Eastgate Second Subdivision; thence along said Northeast line, North 38 degrees 18 minutes 28 seconds West, 50.00 feet to an iron pin with cap; thence perpendicular to said Northeast line, North 51 degrees 41 minutes 32 seconds East, 285.00 feet to an iron pin with cap; thence North 43 degrees 22 minutes 22 seconds West, 57.20 feet to the approximate center of a + 40" diameter oak tree; thence North 76 degrees 08 minutes 39 seconds West, 79.80 feet to an iron pin with cap; thence perpendicular to the Northeast line of Eastgate Second Subdivision, South 51 degrees 41 minutes 32 seconds West, 121.00 feet to an iron pin with cap; thence parallel with said Northeast line, North 38 degrees 18 minutes 28 seconds West, 120.00 feet to an iron pin with cap; thence perpendicular to said Northeast line, South 51 degrees 41 minutes 32 seconds West, 110.00 feet to an iron pin with cap on said Northeast line; thence along said Northeast line, North 38 degrees 18 minutes 28 seconds West, 50.00 feet to an iron pin with cap; thence perpendicular to said Northeast line, North 51 degrees 41 minutes 32 seconds East, 110.00 feet to an iron pin with cap; thence parallel with said Northeast line, North 38 degrees 18 minutes 28 seconds West, 120.00 feet to an iron pin with cap on the Southeast line of Harrison Estates Subdivision III; thence along said Southeast line, North 51 degrees 41 minutes 32 seconds East, 110.97 feet to the East corner of said Harrison Estates Subdivision III on the centerline of Mill Creek; thence along the centerline of said Mill Creek the following 23 courses: South 89 degrees 25 minutes 48 seconds East, 102.26 feet; thence South 6 degrees 32 minutes 44 seconds West, 50.04 feet; thence South 77 degrees 38 minutes 08 seconds East, 91.52 feet; thence South 86 degrees 38 minutes 54 seconds East, 149.14 feet; thence South 67 degrees 17 minutes 03 seconds East, 29.62 feet; thence North 65 degrees 50 minutes 42 seconds East, 44.29 feet; thence South 46 degrees 22 minutes 41 seconds East, 37.13 feet; thence South 80 degrees 40 minutes 23 seconds East, 88.63 feet; thence South 61 degrees 59 minutes 36 seconds East, 42.21 feet; thence North 74 degrees 21 minutes 28 seconds East, 78.30 feet; thence South 78 degrees 36 minutes 47 seconds East, 65.63; thence North 81 degrees 40 minutes 49 seconds East, 82.86 feet; thence South 70 degrees 57 minutes 42 seconds East, 71.19 feet; thence North 56 degrees 03 minutes 21 seconds East, 53.25 feet; thence South 56 degrees 51 minutes 44 seconds East, 51.44 feet; thence South 71 degrees 58 minutes 10 seconds East, 273.77 feet; thence South 53 degrees 25 minutes 03 seconds East, 75.48 feet; thence South 83 degrees 22 minutes 55 seconds East, 87.24 feet; thence South 35 degrees 34 minutes 21 seconds East, 27.68 feet; thence South 81 degrees 01 minutes 46 seconds East, 34.86 feet; thence South 41 degrees 33 minutes 15 seconds East, 62.27 feet; thence North 37 degrees 38 minutes 20 seconds East, 35.75 feet and South 72 degrees 02 minutes 37 seconds East, 28.26 feet; thence South 42 degrees 57 minutes 24 seconds East, 89.76 feet to an iron pin with cap; thence South 0 degrees 00 minutes 00 seconds East, 171.60 feet to an iron pin with cap; thence South 7 degrees 12 minutes 00 seconds East, 123.42 feet to an iron pin with cap; thence South 63 degrees 01 minutes 45 seconds East, 169.62 feet to the point of beginning; containing 47.563 acres. (Assumed basis of bearings being North 38 degrees 45 minutes 00 seconds West, along the Northeast line of Donation 2.) Situated in the City of Vincennes and Vincennes Township, Knox County, Indiana. TRACT V PARCEL #42-11-17-200-005.000-008 Part of Donation Twenty-Eight (28), Township Three (3) North, Range Nine (9) West, in Knox County, Indiana and further described as follows: Beginning at the North corner of said Donation; thence South 51 degrees and 15 minutes West along the Northwest line of said Donation 1137 feet; thence South 50 degrees and 15 minutes East 669 feet; thence South 86 degrees and 03 minutes East 102 feet; thence North 57 degrees and 05 minutes East 192 feet; thence South 85 degrees and 25 minutes East 169 feet; thence South 32 degrees and 47 minutes East 219 feet; thence South 85 degrees and 29 minutes East 96 feet; thence North 57 degrees and 49 minutes East 210 feet; thence South 84 degrees and 59 minutes East 148 feet; thence South 20 degrees and 42 minutes East 129 feet; thence South 85 degrees and 20 minutes East 183 feet; thence North 01 degrees and 04 minutes West 221 feet to the Northeast line of said Donation; thence North 38 degrees and 45 minutes West 1321 feet to the place of beginning and containing 25.60 acres, more or less. Situated in Palmyra Township; Knox County, Indiana.

Commonly Known as: TRACT I - UNKNOWN; TRACT II - EAST WHEATLAND ROAD; TRACT III -1721 OLD WHEATLAND ROAD; TRACTS IV AND V - 1504 WHEATLAND ROAD, VINCENNES, IN 47591

Parcel No. TRACT I - 42-11-17-400-007.000-008, TRACT II - 42-11-17-100-001.000-008, TRACT III - 42-12-24-207-017.000-022, TRACT IV- 42-12-13-300-015.000-023 AND 42-12-13-300-004.000-022, TRACT V - 42-11-17-200-005.000-008

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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JULIE Z. KORTE, Plaintiff's Attorney
Attorney No. 1763-49
JULIE Z KORTE, ATTORNEY AT LAW
(317) 631-3100

Doug Vantlin, Sheriff
By: Lori Street, Assistant Matron
Phone: (812) 882-7660
Vincennes 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:

ELIZABETH L. SIMPSON A/K/A ELIZABETH SIMPSON
6260 NORTH SHERMAN DRIVE
INDIANAPOLIS, IN 46220

WILLIAM H. MARSHALL
6260 NORTH SHERMAN DRIVE
INDIANAPOLIS, IN 46220

JULIE Z. KORTE, ATTORNEY AT LAW
P.O. BOX 441713
INDIANAPOLIS, IN 46244

ELIZABETH L. SIMPSON A/K/A ELIZABETH SIMPSON
1504 OLD WHEATLAND ROAD
VINCENNES, IN 47591

SIMPSON NURSERY COMPANY, LLC
1504 OLD WHEATLAND ROAD
VINCENNES, IN 47591

CHRISTOPHER M. RIPLEY - RIPLEY LAW OFFICE, LL
P.O. BOX 35938
EVANSVILLE, IN 47734

JEFFREY B. KOLB - KOLB, ROELLEN & KIRCHOFF
801 BUSSEY STREET, P.O. BOX 215
EVANSVILLE, IN 47734

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 42-21-0027-SS

Date & Time of Sale: Thursday, August 12, 2021 at 10:00 am

Sale Location: Knox County Sheriff's Department lobby, 2375 S. Old Decker Road

Judgment to be Satisfied: \$72,535.07

Cause Number: 42D01-1404-MF-000024

Plaintiff: U.S. BANKN.A., AS TRUSTEE FOR NEW CENTURY ASSET-BACKED FLOATING RATE CERTIFICATES SERIES 1998-NC2

Defendant: GREGORY LYNN BUSS and FIRST AMERICAN BANK, STATE OF INDIANA, DEPARTMENT OF REVENUE COLLECTION DIVISION AND KNOX COUNTY TREASURER

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Knox 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 Donation Twenty-four (24) Township Three (3) North, Range Ten (10) West bounded and described as follows: Beginning at a steel nail which point is 55.00 feet South 38 3/4 degrees East and 888.91 feet North 51 1/4 degrees East of the west corner of said donation; thence North 51 1/4 degrees East, 22.00 feet along the southeast right-of-way line of State Road 67 to a point; thence South 67 degrees 50 minutes 23 seconds East, 18.27 feet to a right-of-way marker; thence North 82 degrees 45 minutes 48 seconds East 366.70 feet along the right-of-way of U.S. Highway 41 to a 5/8 Inch iron pin; thence South 00 degrees 33 minutes West, 101.08 feet along the northwest right-of-way line of U.S. Highway 41 to a 1/2 inch iron pin; thence South 51 1/4 degrees West, 288.00 feet to a 1/2 inch iron pin; thence North 38 3/4 degrees West, 275.00 feet to the point a beginning and containing 1.447 acres, more or less.

Commonly Known as: 2374 NORTH STATE ROAD 67, VINCENNES, IN 47591

Parcel No. 42-12-11-100- 001.000-023

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.

* 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

Doug Vantlin, Sheriff

By: Lori Street, Assistant Matron
Phone: (812) 882-7660

Vincennes 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:

GREGORY LYNN BUSS
2374 NORTH STATE ROAD 67
VINCENNES, IN 47591

KATIE KOTTER
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513 MAIN STREET
P.O. BOX 979
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