

Updated: 10/18/21 at 1:24 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Fri, Sep 17, 2021 at 1:00 pm

Special Auction

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 42-21-0033-SS

Date & Time of Sale: Friday, September 17, 2021 at 1:00 pm

Sale Location: On Site 1320 Willow Street On Site, 1320 Willow Street

Judgment to be Satisfied: \$7,063,066.38

Cause Number: 42C01-2011-MF-000033

Plaintiff: GERMAN AMERICAN BANK

Defendant: FIRST STREET DEVELOPMENT, LLC 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:

Lots 11,12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 and a 12 feet wide alley vacated as shown under Cause Number 23451 in Order Book 128, Page 1 in Knox Circuit Court and a part of Laplante Street between 13th and 14th Streets, vacated as shown under the aforesaid Cause Number 23451, all being in Risch's Subdivision, as per plat thereof, recorded in Plat Book 5, Page 9 in the Office of the Recorder of Knox County, Indiana, and being more particularly described as follows: Commencing at the West corner of Lot 1 in Risch's Subdivision, being marked by a 5/8 inch iron pin bearing a plastic cap inscribed "Indiana LS29300011" flush with the ground; thence along the Southeasterly line of 13th Street, North 51 degrees 53 minutes 31 seconds East, 95.01 feet to a 5/8 inch iron pin bearing a plastic cap inscribed "Resenbeck 29800018", flush with the ground, hereon called an "iron monument" and BEING THE POINT OF BEGINNING; thence continuing along said Southeasterly line, North 51 degrees 53 minutes 31 seconds East, 275.00 feet to an "iron monument" marking the North corner of Lot 21 in said subdivision; thence along the Southwesterly line of Mentor Street, South 38 degrees 06 minutes 29 seconds East, 429.89 feet to a 5/8 inch iron pin bearing a plastic cap inscribed "Indiana LS 29300011" flush with the ground marking the East corner of Lot 30 in said subdivision; thence along the Northwesterly line of 14th Street, South 51 degrees 53 minutes 40 seconds West, 275.00 feet to an "iron monument"; thence North 38 degrees 06 minutes 29 seconds West, 429.88 feet to the point of beginning, containing 2.71 acres, more or less. Bearings in this description are based on grid bearings of the Indiana State Plane Coordinate System, West Zone [NAD 83(CORS96)]. Together with the improvements thereon and the case goods thereon associated therewith. Such real estate may be more commonly known as 1320 Willow St., Vincennes, IN

Commonly Known as: 1320 WILLOW ST., VINCENNES, IN 47591

Parcel No. 42-12-28-312-001.000-022

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.

Andrew C Ozete, Plaintiff's Attorney
Attorney No. 19512-82
Farmer Scott Ozete Robinson & Schmitt, LLP
PO Box 3565
Evansville, IN 47734
(812) 602-3582

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:

FIRST STREET DEVELOPMENT, LLC
C/O JACOBSON HILE KIGHT, LLC
108 E 9TH STREET
INDIANAPOLIS, IN 46202

FIRST STREET DEVELOPMENT, LLC
C/O MICHAEL J. SIEVERS
2704 WASHINGTON AVE
VINCENNES, IN 47591

Updated: 10/18/21 at 1:24 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Fri, Sep 17, 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: 42-21-0032-SS

Date & Time of Sale: Friday, September 17, 2021 at 10:00 am

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

Judgment to be Satisfied: \$7,063,066.38

Cause Number: 42C01-2011-MF-000033

Plaintiff: GERMAN AMERICAN BANK

Defendant: FIRST STREET DEVELOPMENT, LLC 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:

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Commonly Known as: 1320 WILLOW ST., VINCENNES, IN 47591

Parcel No. 42-12-28-312-001.000-022

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Andrew C Ozete, Plaintiff's Attorney
Attorney No. 19512-82
Farmer Scott Ozete Robinson & Schmitt, LLP
PO Box 3565
Evansville, IN 47734
(812) 602-3582

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

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BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:

FIRST STREET DEVELOPMENT, LLC
C/O JACOBSON HILE KIGHT, LLC
108 E 9TH STREET
INDIANAPOLIS, IN 46202

FIRST STREET DEVELOPMENT, LLC
C/O MICHAEL J. SIEVERS
2704 WASHINGTON AVE
VINCENNES, IN 47591

Updated: 10/18/21 at 1:24 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Sep 09, 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: 42-21-0028-SS

Date & Time of Sale: Thursday, September 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$37,267.05

Cause Number: 42D01-2103-MF-000007

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL1 TRUST

Defendant: BERTRAM THOMAS BEAMAN, AKA BERTRAM T. BEAMAN and NANCY D. BEAMAN, THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF R. THOMAS RANEY AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF R. THOMAS RANEY, GOOD SAMARITAN HOSPITAL, UNKNOWN OCCUPANTS, THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF MARJORIE BEAMAN AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE BEAMAN

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 Lot 48 in Division "B" of the Vincennes Commons Lands in Knox County, State of Indiana, bounded and described as follows: Beginning at a road nail 150 feet North 14 degrees West of the southwest corner of Lot 48 and thence running North 14 degrees West along the west line of Lot 48, a distance of 145 feet to a road nail; thence North 76 degrees East 300 feet to a 3/4 inch dowel bar; thence South 14 degrees East 145 feet to a 3/4 inch dowel bar; thence South 76 degrees West 300 feet to the point of beginning. Situated in Vincennes Township, Knox County, Indiana.

Commonly Known as: 2418 WESSELL ROAD, VINCENNES, IN 47591

Parcel No. 42-12-34-200-015.000-023

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

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:

BERTRAM THOMAS BEAMAN, AKA BERTRAM T. BEA
1442 SOUTH WESSELL ROAD
VINCENNES, IN 47591

NANCY D. BEAMAN
1442 SOUTH WESSELL ROAD
VINCENNES, IN 47591

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
UNKNOWN CREDITORS; AND, THE UNKNOWN EXE
PERSONAL REPRESENTATIVE OF THE ESTATE OF
2418 WESSELL ROAD
VINCENNES, IN 47591

UNKNOWN OCCUPANTS
2418 WESSELL ROAD
VINCENNES, IN 47591

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 42-21-0030-SS

Date & Time of Sale: Thursday, September 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$98,112.58

Cause Number: 42C01-2001-MF-000005

Plaintiff: THE MONEY SOURCE INC.

Defendant: MICHAEL BRADLEY SCHEIRMANN

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:

LOTS 38 AND 45, A.E. NICHOLSPN'S FIFTH ADDITION TO THE TOWN OF WHEATLAND, KNOX COUNTY, INDIANA. SUBJECT TO THE PRIOR EXCEPTION AND RESERVATION OF COAL RIGHTS THEREIN BY A.E. NICHOLSON, SITUATED IN WHEATLAND TOWNSHIP, KNOX COUNTY, INDIANA. SUBJECT TO A 10 FOOT ALLEY ALONG THE NORTHERN SIDE OF THE PREMISES AS DISCLOSED ON CERTIFICATE OF SURVEY BY DONALD J. BIGGS, REGISTERED LAND SURVEYER, DATED AUGUST 7, 2000.

Commonly Known as: 302 NORTH SHORT STREET, WHEATLAND, IN 47597

Parcel No. 42-10-28-202-008.000-010

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

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

MICHAEL BRADLEY SCHEIRMANN
928 VIGO STREET
VINCENNES, IN 47591

MICHAEL BRADLEY SCHEIRMANN
300 WILLOW STREET
VINCENNES, IN 47591

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 42-21-0031-SS

Date & Time of Sale: Thursday, September 09, 2021 at 10:00 am

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

Judgment to be Satisfied: \$241,921.23

Cause Number: 42C01-2103-MF-000011

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF ROBERT L. SHOULDERS and THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT L. SHOULDERS AND ASHLEE CHAVEZ, AS POSSIBLE HEIR TO THE ESTATE OF ROBERT L. SHOULDERS

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 Number Twenty-one (21) in Deer Run Crossing Subdivision Phase I as shown in the platting of said subdivision recorded as Document #06-0595 in the Office of the Recorder of Knox County, Indiana.

Commonly Known as: 18 BUCKRIDGE DRIVE, VINCENNES, IN 47591

Parcel No. 42-12-26-305- 027.000-022

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.

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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

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:

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
UNKNOWN CREDITORS; AND, THE UNKNOWN EXE
REPRESENTATIVE OF THE ESTATE OF ROBERT L.
18 BUCKRIDGE DRIVE
VINCENNES, IN 47591

ASHLEE CHAVEZ, AS POSSIBLE HEIR TO THE ESTA
3980 NORTHWEST ELMWOOD DRIVE
CORVALLIS, OR 97330