

Updated: 03/23/21 at 9:17 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Feb 16, 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: 52-21-0001-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$112,658.65

Cause Number: 52D02-1910-MF-001041

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1

Defendant: ARBIE RUTH ROSE

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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:

THE SOUTH HALF OF LOT 13 AND 14 IN HIGHLAND ADDITION TO THE TOWN OF BUNKER HILL, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, THE NORTH FIVE FEET OF THE SOUTH HALF OF LOTS 13 AND 14 IN HIGHLAND ADDITION TO THE TOWN OF BUNKER HILL BEING THE SAME PROPERTY CONVEYED FROM MARTIN E. ROSE AND ARBIE RUTH ROSE, HUSBAND AND WIFE TO ARBIE RUTH ROSE, BY DEED DATED DECEMBER 16, 1998 AND RECORDED DECEMBER 31, 1998 IN VOLUME 196 PAGE 506 IN THE OFFICE OF THE RECORDER OF MIAMI COUNTY, INDIANA

Commonly Known as: 314 S CENTER ST, BUNKER HILL, IN 46914

Parcel No. 52-11-32-301-019.000-018

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.

* 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.

Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Pipe Creek Township

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

PLEASE SERVE:

UNKNOWN OCCUPANTS
314 S CENTER ST
BUNKER HILL, IN 46914

ARBIE RUTH ROSE
1331 MUSTANG AVE., APT 110
PERU, IN 46970

SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, LLP,
4805 MONTGOMERY ROAD, STE 320
NORWOOD, OH 45212

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0002-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$86,813.37

Cause Number: 52C01-2002-MF-000089

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC

Defendant: STEPHEN SUTTON, JR. A/K/A STEPHEN SUTTON JR and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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 2 as shown on the Plat of Hope Subdivision, recorded in the Office of the Recorder of Miami County Indiana.

Commonly Known as: 4732 E 950 S, AMBOY, IN 46911

Parcel No. 52-15-08-101-002.000-007

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.

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Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

Timothy Hunter, Sheriff
By: Kim Brown, Matron
Phone: 765-472-1322
Harrison Township

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

PLEASE SERVE:

DEENA SUTTON
903 29TH AVE W
WEST FARGO, ND 58078

STEPHEN SUTTON, JR. A/K/A STEPHEN SUTTON JR
903 29TH AVE. W.
WEST FARGO, ND 58078

SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, LLP
4805 MONTGOMERY ROAD, STE 320
NORWOOD, OH 45212

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0003-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$23,104.28

Cause Number: 52D02-2007-MF-000537

Plaintiff: REGIONS BANK, SUCCESSOR BY MERGER WITH REGIONS MORTGAGE, INC.

Defendant: VIRGINIA D. BUTLER

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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 Frances Godfrey's Reserve No. 12, Township 27 North, Range 4 East in the City of Peru, and also a part of the vacated alley in Kings's Second Addition to the City of Peru, Miami County, Indiana, more particularly described as follows: Beginning at a point in the center line of Wayne Street, and the South line of Washington Avenue and running thence East 187.5 feet to a point; thence South 31.16 feet to the Northeast corner of Lot 9 in King's Second Addition to the City of Peru; thence West 120 feet to a point, being the Northeast corner of Lot No. 11 in said Addition; thence North 7 feet; thence West 40 feet; thence North 7 feet: thence West 27.5 feet to a point in the center of Wayne Street; thence North 17.16 feet to the PLACE OF BEGINNING.

Commonly Known as: 301 E WASHINGTON AVE, PERU, IN 46970-1404

Parcel No. 52-08-27-106-010.000-016

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#: 103292F01

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Peru Township

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

PLEASE SERVE:
VIRGINIA D, BUTLER
741 BERKLEY DR
WABASH, IN 46992-4011

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0004-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$69,657.26

Cause Number: 52C01-1901-MF-000051

Plaintiff: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**Defendant: WILLIAM JOHNSON, AKA WILLIAM S. JOHNSON, AKA WILLIAM SCOTT JOHNSON and
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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:

Out Lot Number 51 in the Official Addition to the Town of Converse, formerly Xenia, in Miami County, Indiana, except 74 feet more or less off of the East side of said lot being all that part of said lot lying West of the dividing line or fence line as now located. Also 9.90 feet in a strip of equal width off of the East side of Lot Number 18 in Summers and Peters Subdivision Addition to the Town of Converse, said County and State. Also, that portion of Out Lots 48 and 52 in the Official Addition to the Town of Xenia, now Converse, said County and State, adjacent to and attached to Out Lot Number 51 in the Official Addition to said Town, South of the Alley as now located. Except a part of said portion of said Lots 48 and 52 lying East of the present division line offence, said part being 74 feet wide more or less.

Commonly Known as: 505 EAST WABASH STREET, CONVERSE, IN 46919

Parcel No. 52-16-32-100-034.000-011, 52-16-32-101-029.000-011

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.

J. Dustin Smith, Plaintiff's Attorney
Attorney No. 29493-06
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028
(614) 220-5611

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Jackson Township

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

PLEASE SERVE:

WILLIAM JOHNSON, AKA WILLIAM S. JOHNSON
AKA WILLIAM SCOTT JOHNSON
P.O. BOX 672
CONVERSE, IN 46919

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0005-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$68,768.84

Cause Number: 52C01-2008-MF-000590

Plaintiff: FIRST FARMERS BANK & TRUST

Defendant: THE HEIRS, DEVISEES, EXECUTORS, AND ASSIGNS OF TAMARA BLAIR, DECEASED and THE HEIRS, DEVISEES, EXECUTORS, AND ASSIGNS OF PHILLIP BLAIR, DECEASED; ANY AND ALL OCCUPANTS OF THE REAL ESTATE; RANDY BLAIR A/K/A RANDY A. BLAIR; JOHN BLAIR A/K/A JOHN?. BLAIR; TINA BLAIR A/LC/A TINA RENEE BLAIR A/K/A TINA BLAIR-NICHOLS A/K/A TINA NICHOLS A/K/A TINA RENEE NICHOLS; PORTFOLIO RECOVERY ASSOCIATES, LLC; DISCOVER BANK; SNOW & SAUERTEIG; DECA FINANCIAL SERVICES, LLC; AND TREASURER OF MIAMI COUNTY, INDIANA

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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 Francis Godfroy's Reserve No. 8 in Tovmship 27 North, Range 4 East, bounded and described as follows: BEGINNING at a point 730 feet north of the south line of said Reserve and 2536 feet east of the west line of said Reserve, thence east 122 feet to a point; thence south 604 feet to a point; thence South 69 degrees 40 minutes west 130.2 feet to a point; thence north 654 feet to the place of beginning, containing 1.75 acres, more or less. ALSO, a part of Francis Godfroy's Reserve No. 8 in Township 27 North, Range 4 East, bounded as follows: BEGINNING at a point 730 feet north of the south line of said Reserve and 2658 feet east of the west line of said Reserve, thence east 122 feet too point, thence south 557 feet to a point; thence south 66 degrees 40 minutes west 86.2 feet to a point; thence south 69 degrees 40 minutes west 46.5 feet too point, thence north 604 feet to the place of beginning.

Commonly Known as: 2246 SOUTH BUSINESS 31, PERU, IN 46970

Parcel No. 52-11-05-200-013.000-017 AND 52-11-05-200-014.000-017

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.

Laura O'Donnell, Plaintiff's Attorney
Attorney No. 34296-34
O'Donnell & Vent, LLP
323 North Main Street
Kokomo, IN 46901
(765) 450-9100

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Pipe Creek Township

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

PLEASE SERVE:

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0006-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$14,241.55

Cause Number: 52C01-1911-MF-001141

Plaintiff: KENNETH D. LICKLIDER

Defendant: TANIS LOTT

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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 Lots Numbered Eleven (11) and Twelve (12) in Blake Harlan's Sub-division of the west part of Francis Godfroy's Reserve Number Seven (7) in township twentyseven (27) North of Range Four (4) east, bounded and described as follows: Beginning at a point 1 00 feet east and 1 chain 54 links north of the southwest corner of Lot No. 11 in said Subdivision; thence north and parallel with the west line of Lot No. 11 to the north line of said lot, thence east on the north line of said lot to the northeast corner of said lot; thence south on the east line of Lot No. (11) eleven 15 1/2 rods to a point; thence east and parallel with the north line of Lot No. 12 in said subdivision 16.64 rods to the east line of Lot No. 12, thence south on the east line of Lot No. 12 to a point 1 chain and 54 links north of the southeast corner of Lot No. 12, thence west and parallel with the north line of Lots Nos. 11 and 12 to the place of beginning, containing three (3) acres more or less. EXCEPTING THEREFROM Beginning at the southeast corner of said Lot No. 12 and running thence northwardly along the east line of said Lot No. 12 to a point 15 1/2 rods, south of the northeast corner of said lot; thence west along the north line of grantor's land and parallel with the north line of said lot, 1 0.84 rods; thence South and parallel with the west line of said Lot 22.14 rods, more or less, to the south line of said lot; thence east along said south line of said Lot No. 12 to the place of beginning and containing 11A acres, more or less. NOW MORE ACCURATELY DESCRIBED AS FOLLOWS:A part of Lots Numbered Eleven (11) and Twelve (12) in Blake Harlan's Sub-division of the west part of Francis Godfroy's Reserve Number Seven (7) in township twentyseven (27) North of Range Four (4) east, bounded and described as follows: Beginning at a point 100 feet east and 1 chain 54 links north of the southwest corner of Lot No. 11 in said Subdivision; thence north and parallel with the west line of Lot No. 11 to the north line of said lot, thence east on the north line of said lot to the northeast corner of said lot; thence south on the east line of Lot No. (11) eleven 15 1/2 rods to a point; thence east and parallel with the north line of Lot No. 12 in said subdivision 16.64 rods to the east line of Lot No. 12, thence south on the east line of Lot No. 12 to a point 1 chain and 54 links north of the southeast corner of Lot No. 12, thence west and parallel with the north line of Lots Nos. 11 and 12 to the place of beginning, containing three (3) acres more or less. EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE THAT LIES WITHIN THE ABOVE 3 ACRE TRACT: Beginning at the southeast corner of said Lot No. 12 and running thence northwardly along the east line of said Lot No. 12 to a point 15 1/2 rods, south of the northeast corner of said lot; thence west along the north line of grantor's land and parallel with the north line of said lot, 1 0.84 rods; thence South and parallel with the west line of said Lot 22.14 rods, more or less, to the south line of said lot; thence east along said south line of said Lot No. 12 to the place of beginning and containing 1 1/2 acres, more or less. EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE THAT LIES WITHIN THE ABOVE 3 ACRE TRACT: Apart of Lot #11 AND #12 of Blake Harlans Subdivision of the West part of Frances Godfroy's Reserve No. 7, Township 27 North, Range 4 East, more particularly described as follows: Beginning at a iron pipe east 1 00 feet from the southwest corner of Lot #12 of aforesaid subdivision; thence north 242.65 feet to a railroad spike; thence west 179.52 feet to a metal pipe; thence south 242.65 feet to a railroad spike; thence east 179.52feet to place of beginning, containing 1.00 acre, more or less. AND AN EASEMENT FOR INGRESS AND EGRESS 15 feet in width along the entire west side of the above described land as referred to in Deed Record 145, page 367. Dated October 11, 1968.

Commonly Known as: 586 W. EGYPT HILL ROAD, PERU, IN 46970

Parcel No. 52-08-33-401-013.000-021

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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KETHERINE R. GOULD, Plaintiff's Attorney
Attorney No. 27125-49
Burt Blee Dixon Sutton & Bloom LLP
200 East Main Street, Ste 1000
Ft Wayne, IN 46802
(260) 426-1300

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Peru Township

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

PLEASE SERVE:

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0007-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$80,592.57

Cause Number: 52D01-2009-MF-000692

Plaintiff: SECURITY FEDERAL SAVINGS BANK

Defendant: TYLER E. DAVIS

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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 Nine (9), Ten (10), Eleven (11) and Twelve (12) in Twin Pine Estates, Subdivision to Mexico, Indiana

Commonly Known as: 4408 N. ALPINE DRIVE, MEXICO, IN 46958

Parcel No. 52-05-31-401-010-000-012

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.

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Bradley A. Rozzi, Plaintiff's Attorney
Attorney No. 23365-09
Hillis, Hillis & Rozzi
200 4th Street
Logansport, IN 46947-3104
(574) 722-4560

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Jefferson Township

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

PLEASE SERVE:
TYLER E. DAVIS
6281 FERN STREET
SAINT ANNE, IL 60964

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0008-SS

Date & Time of Sale: Tuesday, February 16, 2021 at 10:00 am

Sale Location: Miami County Sheriff Department lobby, 1104 W. 200 N., Peru, IN

Judgment to be Satisfied: \$72,971.07

Cause Number: 52C01-2007-MF-000582

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

Defendant: SHANIN SWAIN, AS POSSIBLE HEIR TO THE ESTATE OF JAMES BAUBLIT, AKA JAMES L. BAUBLIT and THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF JAMES BAUBLIT, AKA JAMES L. BAUBLIT AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES BAUBLIT, AKA JAMES L. BAUBLIT

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Miami 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:

The East 50 feet of Lots No. 67 and 68 in McKinstry's Heights Addition to South Peru, now a part of the City of Peru, Miami County, Indiana.

Commonly Known as: 16 MCKINSTRY AVENUE, PERU, IN 46970

Parcel No. 52-08-34-105-080.000-023, 52-08-34-105-084.000-023

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.

J. Dustin Smith, Plaintiff's Attorney
Attorney No. 29493-06
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028
(614) 220-5611

Timothy Hunter, Sheriff

By: Kim Brown, Matron
Phone: 765-472-1322

Peru Township

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

PLEASE SERVE:

THE UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPM
C/O THE U.S. ATTORNEY FOR THE NORTHERN DIS
10 WEST MARKET STREET
SUITE 2100
INDIANAPOLIS, IN 46204

SHANIN SWAIN
AS POSSIBLE HEIR TO THE ESTATE OF
JAMES BAUBLIT, AKA JAMES L. BAUBLIT
1044 SOUTH COURTLAND AVENUE
KOKOMO, IN 46902

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
JAMES BAUBLIT, AKA JAMES L. BAUBLIT
AND THEIR UNKNOWN CREDITORS; AND, THE UNK
REPRESENTATIVE OF THE ESTATE OF JAMES BAU
16 MCKINSTRY AVENUE
PERU, IN 46970