

Updated: 05/07/21 at 1:28 AM

## **NOTICES OF SHERIFF'S SALE**

**Date & Time of Sale: Tue, Apr 20, 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: 52-21-0009-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$53,319.27**

**Cause Number: 52D02-2009-MF-000740**

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

**Defendant: ERIC MATHIAS and AMANDA S. MATHIAS AND FORUM CREDIT UNION**

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 West Half of Lot No, 12 in Crowell's Subdivision of the East one-half of Out Lot Number 7 in Godfroy's Addition to the Town, now City of Peru, Miami County, Indiana.

**Commonly Known as: 319 E 6TH ST, PERU, IN 46970-2509**

**Parcel No. 52-08-27-116-012.000-016**

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.

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#: 102972F01

Timothy Hunter, Sheriff

By: Kim Brown, Matron

Phone: 765-472-1322

Peru 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:

AMANDA S. MATHIAS A/K/A AMANDA S. PROFFITT  
PO BOX 313  
MEXICO, IN 46958-0313

ERIC MATHIAS  
PO BOX 313  
MEXICO, IN 46958-0313

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 52-21-0010-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$12,549.97**

**Cause Number: 52D02-1909-MF-000918**

**Plaintiff: FEDERAL HOME LOAN MORTGAGE CORPORATION**

**Defendant: LAMAR MILLER and JANE A. LAMPKIN, VICKI OVERVOLD AND WELLS FARGO BANK, N.A.**

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 the Northeast Quarter of Section 13, Township 25 North, Range 5 East, more fully described as follows: Beginning at a point on the North line of the Northeast Quarter of Section 13, one thousand nine hundred and seventy-seven and five tenths feet (1977.5') West of the Northeast corner of said Northeast Quarter Section; thence South 1 degree 15 minutes East one hundred sixty-five feet (165') thence West one hundred and seventy-three feet (173'); thence North one hundred sixty-five (165') to a point on the North line of said Quarter Section located one hundred seventy-three feet (173') West of the PLACE OF BEGINNING; thence East along the North line of said Quarter Section one hundred seventythree feet (173') to the PLACE OF BEGINNING. CONTAINING 0.655 of an acre.

**Commonly Known as:** 8683 E 1000 S, AMBOY, IN 46911-9357

**Parcel No.** 52-15-13-100-003.000-009

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#: 101719F01

Timothy Hunter, Sheriff

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

Jackson 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 AND DEVISEES  
OF JANE A. LAMPKIN A/K/A JANE  
LAMPKIN, DECEASED  
PUBLICATION ONLY  
PUBLICATION ONLY, IN 99999-9999

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0011-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$144,921.56**

**Cause Number: 52D02-2009-MF-000763**

**Plaintiff: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-004**

**Defendant: LINDA POTTER A/K/A LINDA L POTTER 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 NUMBER 13 IN HARVEST HILLS ESTATES, SECTION II, MIAMI COUNTY

**Commonly Known as:** 6590 S TYKO CT, PERU, IN 46970

**Parcel No.** 52-11-27-401-003.000-021

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.

\* 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

Washington 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:

LINDA POTTER A/K/A LINDA L POTTER  
4318 N CANE RANCH RD  
KINGMAN, AZ 86401

OCCUPANT(S)  
6590 S TYKO CT.  
PERU, IN 46970

JASON E. DUHN ESQ. (26807-06)  
SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, LLP  
4805 MONTGOMERY ROAD  
SUITE 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: 52-21-0012-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$174,211.57**

**Cause Number: 52C01-1709-MF-000343**

**Plaintiff: FIRST MERCHANTS BANK, AN INDIANA BANK**

**Defendant: JOHN D HANN and MARIANNE HANN, JOINTLY AND SEVERALLY, AND CURRENT TENANT**

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:

PART OF FRANCIS GODFROY RESERVE NO. 8, TOWNSHIPS 26 AND 27 NORTH, RANGE 4 EAST, PIPE CREEK TOWNSHIP, MIAMI COUNTY, INDIANA AND ALSO BEING A PART OF A 52 ACRE TRACT OF LAND CONVEYED TO FLOYD BAILEY BY WILLIAM W. WHITLOCK AND LATHA D. WHITLOCK ON MAY 1, 1953 AND RECORDED IN DEED RECORD 128, PAGE 415 IN THE OFFICE OF THE MIAMI COUNTY RECORDER AND ALSO BEING A PART OF VACATED LOT 28 IN BAILEY'S FARVIEW ADDITION AS RECORDED IN PLAT BOOK 3, PAGE 200, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF FRANCIS GODFROY RESERVE NO. 8; THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID RESERVE A DISTANCE OF 1866.26 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 39 MINUTES 06 SECONDS EAST A DISTANCE OF 1332.79 FEET TO AN IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF A 52 ACRE TRACT CONVEYED TO FLOYD BAILEY IN DEED RECORD 128, PAGE 415; THENCE SOUTH 89 DEGREES 25 MINUTES 56 SECONDS EAST A DISTANCE OF 1060.86 FEET TO A STONE AT THE SOUTHEAST CORNER OF SAID 52 ACRE TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID 52 ACRE TRACT A DISTANCE OF 341.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 476.48 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 350.00 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 620.00 FEET; THENCE NORTH 12 DEGREES 36 MINUTES 44 SECONDS EAST A DISTANCE OF 133.13 FEET TO AN IRON REBAR; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF VACATED LOT 28 A DISTANCE OF 379.50 FEET TO THE NORTHWEST CORNER OF VACATED LOT 27; THENCE SOUTH 26 DEGREES 04 MINUTES 07 SECONDS WEST A DISTANCE OF 197.61 FEET (196.6 FEET RECORD DISTANCE) TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 27, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 8 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 596.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 229.65 FEET TO THE POINT OF BEGINNING, CONTAINING 14.530 ACRES. ALSO: PART OF LOT 1 IN BAILEY'S FARVIEW ADDITION TO PIPE CREEK TOWNSHIP, MIAMI COUNTY, INDIANA, AS PLATTED IN PLAT BOOK 3, PAGE 200 IN THE OFFICE OF THE MIAMI COUNTY RECORDER, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 1 IN BAILEY'S FARVIEW ADDITION; THENCE SOUTH 35 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 143.60 FEET (144 FEET RECORD DISTANCE) TO AN IRON PIPE LOCATED AT THE SOUTHEASTERLY CORNER OF VACATED LOT 27; THENCE SOUTH 17 DEGREES 18 MINUTES 22 SECONDS WEST A DISTANCE OF 210.16 FEET TO AN IRON REBAR; THENCE SOUTH 4 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 66.55 FEET TO AN IRON REBAR; THENCE SOUTH 27 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 78.26 FEET TO AN IRON REBAR; THENCE SOUTH 35 DEGREES 08 MINUTES 38 SECONDS WEST A DISTANCE OF 274.96 FEET TO AN IRON REBAR LOCATED ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 8 DEGREES 50 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 685.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.120 ACRES.

**Commonly Known as: 1798 SOUTH FARVIEW LANE, PERU, IN 46970**

**Parcel No. 52-08-32-401-011.000-017**

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.

Kisti G. Risse, Plaintiff's Attorney  
Attorney No. 14833-12  
Bennett Boehning & Clary LLP  
415 Columbia Street  
Suite 1000  
Lafayette, IN 47901  
(765) 742-9066

Timothy Hunter, Sheriff

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

Pipe Creek 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:

CURRENT TENANT  
1798 SOUTH FARVIEW LANE  
PERU, IN 46970

JOHN D. HANN  
1883 WEST RIVER RD  
PERU, IN 46970

MARIANNE HANN  
1798 SOUTH FARVIEW LANE  
PERU, IN 46970

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0013-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$3,353.12**

**Cause Number: 52D01-1907-CC-000661**

**Plaintiff: EAGLE'S POINTE HOMEOWNERS ASSOCIATION, INC.**

**Defendant: MAUREEN HARTLEROAD and THE UNKNOWN HEIRS AND DEVISEES OF STEVEN HARTLEROAD, DECEASED**

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 480 in Estates at Eagle's Pointe a subdivision in Miami County, Indiana, recorded as Instrument No. Vol. 61, pages 156-173 as amended by Instrument No. Vol. 62, page 382-398 in the recorder of said County.

**Commonly Known as: 1520 FORBES AVENUE, PERU, IN 46970**

**Parcel No. 52-10-26-101-505.000-017**

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.

Gregory A. Chandler, Plaintiff's Attorney  
Attorney No. 27057-49  
Eads Murray & Pugh, P.C.  
9515 East 59th Street  
Suite B  
Indianapolis, IN 46216  
(317) 536-2565

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

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:

MAUREEN HARTLEROAD  
1520 FORBES AVENUE  
PERU, IN 46970

THE UNKNOWN HEIRS AND DEVISEES OF STEVEN  
1520 FORBES AVENUE  
PERU, IN 46970

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0014-SS**

**Date & Time of Sale: Tuesday, April 20, 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 14 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 14 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 114 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 14 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 14 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 14 acres, more or less. EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE THAT LIES WITHIN THE ABOVE 3 ACRE TRACT: A part of Lot #11 AND #12 of Blake Harlan's Sub-division 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 179.52 feet 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.

\* 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.

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

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:

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0015-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$28,778.86**

**Cause Number: 52C01-1803-MF-000051**

**Plaintiff: CROSSROADS BANK**

**Defendant: MELODY BARROWS and BIO-METH MANAGEMENT, LLC, UNITED STATES OF AMERICA, FOR AND ON BEHALF OF ITS AGENCY INTERNAL REVENUE SERVICE, STATE OF INDIANA FOR AND ON BEHALF OF ITS AGENCY INDIANA DEPARTMENT OF REVENUE, INTERNATIONAL FIDELITY INSURANCE, CITY OF PERU, KATHY & WAYNE BUNKER, STUCKY, LAUER & YOUNG, LLP, AND MIAMI COUNTY HEALTH DEPARTMENTV**

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:

All that parcel of land in County of Miami, State of Indiana, as more fully described in Book 196, page 1028 and being more particularly described as follows: Thirty-Five (34) feet off the entire North end of Lot Number 13 in the original plat of South Peru, Miami County, Indiana, bounded and described as follows; Beginning at the Northwest corner of said Lot Number 13; thence eastwardly along the North line of said lot Number 13 a distance of 66 feet to the Northeast corner of said Lot Number 13; thence southwardly 35 feet to a point in the East line of said Lot Number 13; thence westwardly and parallel with the North line of said Lot, 66 feet to the West line of said Lot 13; thence northwardly 35 feet along the West line of said Lot 13 to the Place of Beginning.

**Commonly Known as: 213 S WABASH STREET, PERU, IN 46970**

**Parcel No. 52-08-34-301 -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.

\* 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.

M. Josh Petruniw, Plaintiff's Attorney  
Attorney No. 29732-29  
Downs Tandy & Petruniw, P.C.  
99 W Canal Street  
Wabash, IN 46992  
(260) 563-7474

Timothy Hunter, Sheriff

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

Washington 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:

MELODY BARROWS  
213 S. WABASH ST.  
PERU, IN 46970

KRISTINA L. LYNN  
102 S. WABASH ST.  
WABASH, IN 46992

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 52-21-0016-SS**

**Date & Time of Sale: Tuesday, April 20, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$136,588.77**

**Cause Number: 52D01-1909-MF-000987**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: NICOLE M. WARWICK 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:

Part of Lot 1 in Cobblestone Hills an Addition in Section 18, Township 26 North. Range 4 East Pipe Creek Township, Miami County, Indiana, more fully described as follows: Commencing at an iron pipe at the northeast corner of Lot 1 in Cobblestone Hills; thence South 4 degrees 33 minutes 50 seconds East along the east line of Lot 1 a distance of 133.20 feet to a 5/8 inch iron rebar being the point of beginning; thence continue South 4 degrees 33 minutes 50 seconds East along said east line a distance of 140.00 feet to an iron pipe at the southeast corner of Lot 1; thence South 87 degrees 11 minutes 38 seconds West a distance of 314.20 feet to a 5/8 inch iron rebar at the southwest corner of Lot 1: thence North 17 degrees 11 minutes 00 seconds East along the west line of Lot 1 a distance of 5.30 feet; thence northeasterly 193.41 feet along said west line on a curve to the left having a radius of 1185.71 feet and a chord bearing North 12 degrees 26 minutes 10 seconds East a chord distance of 193.19 feet to a 5/8 inch iron rebar; thence South 81 degrees 30 minutes 00 seconds East a distance of 262.40 feet to the point of beginning. containing 1.088 acres. Also Grantors grant to Grantees a perpetual easement for ingress and egress to the 1.088 acre parcel and said easement shall be over and across the following described real estate, to-wit: Part of the Southwest Quarter of Section 18, Township 26 North, Range 4 East Pipe Creek Township, Miami County, Indiana, more fully described as follows: Commencing at a Miami County Section Corner Monument located at the northeast corner of the Southwest Quarter of Section 18, Township 26 North. Range 4 East; thence South 00 degrees 00 minutes 00 East along the east line of said Quarter a distance of 321.00 feet to a 5/8 inch iron rebar, thence North 89 degrees 09 minutes 02 seconds West a distance of 736.75 feet to a 5/8 inch iron rebar at the northeast corner of a 18.923 acre parcel of Edward L. Graber and Debra A. Graber as described in Deed Record 170, page 768; thence continue North 89 degrees 09 minutes 02 seconds West along the north line of said Graber parcel a distance of 694.00 feet to a 5/8 inch iron rebar being the Point of Beginning, thence South 89 degrees 28 minutes 53 seconds West a distance of 327.03 feet to a 5/8 inch iron rebar on the east line of Graber Drive in the place of Cobblestone Hills as recorded in Miscellaneous Record 44, page 78 in the Office of the Miami County Recorder; thence North 20 degrees 51 minutes 20 seconds East along the east line of Graber Drive a distance of 35.00 feet to a 5/8 inch iron rebar at the southwest corner of Lot 1 in Cobblestone Hills: thence South 89 degrees 08 minutes 02 seconds East a distance of 314.20 feet to an iron pin at the southeast corner of Lot 1: thence South 00 degrees 53 minutes 30 seconds East a distance of 25.00 feet to the Point of Beginning, containing 0.213 acre.

**Commonly Known as: 4531 S GRABER DR, PERU, IN 46970**

**Parcel No. 52-11-18-201-001.001-017**

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.

Jessica Owens, Plaintiff's Attorney  
Attorney No. 26533-49  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, IN 46204

*PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE*

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:  
NICOLE M. WARWICK  
4531 S GRABER DR  
PERU, IN 46970

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0017-SS**

**Date & Time of Sale: Tuesday, April 20, 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 pan 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 o-: Washington Avenue and running thence East 187.5 feet to a point; thence South 31.16 feet to the Nomeast 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 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.

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

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:  
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**

**Sheriff Sale File number: 52-21-0018-SS**

**Date & Time of Sale: Tuesday, April 20, 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

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 UNITED STATES OF AMERICA, SECRETARY OF  
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 ESTAT  
1044 SOUTH COURTLAND AVENUE  
KOKOMO, IN 46902

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

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0019-SS**

**Date & Time of Sale: Tuesday, April 20, 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 LHE REAL ESTATE; RANDY BLAIR A/K/A RANDY A. BLAIR; JOHN BLAIR A/K/A JOHN P. BLAIR; TINA BLAIR A/K/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 pari of Francis Godfrey's Reserve No. 8 in Township 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 Godfrey'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 to a 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 to a 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

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:

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 52-21-0020-SS**

**Date & Time of Sale: Tuesday, April 20, 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

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:

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**

**Sheriff Sale File number: 52-21-0021-SS**

**Date & Time of Sale: Tuesday, April 20, 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 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.

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

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:

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