

Updated: 07/02/21 at 1:25 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Jun 15, 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: 52-21-0022-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$95,429.75

Cause Number: 52D01-2011-MF-000918

Plaintiff: MIDFIRST BANK

Defendant: CHERYL JUNE HAMBLET

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 28, in Township 27 North. Range 4 East described as follows: Commencing on the North line of the Logansport State Road, as now used at a point where the West line of a one acre tract deeded by D.R. Bearss and wife to J.A. Davy, crosses said North line of the Logansport State Road: thence North 16 degrees 30' West along said Davy's West line, 132 feet; thence South 73 degrees and 30' West 66 feet, thence South 16 degrees 30' East to the North line of the Logansport State Road, thence in an Easterly direction along the North line of said road to the place of beginning. ALSO, 16 feet in equal width off of the entire West side of the following described real estate: A part of the East half of the Northeast Quarter of Section 28, in Township 27 North of Range 4 East bounded and described as follows: Commencing at a point in the center of the Logansport State Road, which point is in line with the West line of the land heretofore conveyed to Sarah E. Myers, in said 80 acre tract; running thence Northerly along the West line of said Sarah E. Myers' land, 165 feet to a point: thence Westwardly on a line parallel with the centerline of said Logansport State Road 66 feet to a point; thence southwardly on a line parallel with the West line of said Sarah E. Myers' land 165 feet to the center line of said Logansport State Road: thence Eastwardly along the center line of said Logansport State Road 66 feet to the place of beginning, containing 1/4 of an acre.

Commonly Known as: 44 LOGAN ST, PERU, IN 46970

Parcel No. 52-08-28-104-024.000-016

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.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204
(317) 264-5000

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:
CHERYL JUNE FLAMBLET
161 LONGBRANCH ROAD
HOHENWALD, TN 38462

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 52-21-0023-SS

Date & Time of Sale: Tuesday, June 15, 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 of fence, 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

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:

WILLIAM JOHNSON, AKA WILLIAM S. JOHNSON, AK
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: 52-21-0024-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$74,919.46

Cause Number: 52D01-1909-MF-000913

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

Defendant: UNKNOWN HEIRS, DEVISEES, LEGATEES, PERSONAL REPRESENTATIVES, AND CREDITORS FOR KITTY L. JEFFERS (DECEASED) 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:

LOTS NO, 23 IN ARMSTRONG'S SECOND ADDITION TO THE TOWN OF SOUTH PERU, NOW CITY OF PERU, MIAMI COUNTY, INDIANA, AND ALL OF THAT PORTION OF THE ABANDONED RIGHT-OF-WAY OF THE INDIANAPOLIS NORTHERN TRACTION COMPANY SITUATED SOUTH OF THE SOUTHERLY LINE OF WARREN STREET AS PLATTED IN ARMSTRONG'S SECOND ADDITION TO SOUTH PERU, AND NORTH OF THE SOUTHERLY LINE OF THE PUBLIC ALLEY EXTENDED SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS NO, 32-35, INCLUSIVE, IN SAID ARMSTRONG'S SECOND ADDITION TO ITS POINT OF INTERSECTION WITH A LINE RUNNING PARALLEL TO AND 6 FEET AND 3 INCHES EAST OF THE WEST LINE OF LOT 23 IN SAID ARMSTRONG'S SECOND ADDITION TO SOUTH PERU, NOW CITY OF PERU, MIAMI COUNTY, INDIANA. SUBJECT TO ANY AND ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Commonly Known as: 71 W WARREN ST, PERU, IN 46970

Parcel No. 52-08-34-304-024.000-023

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.

Matthew C. Gladwell, Plaintiff's Attorney
Attorney No. 30493-49
Reisenfeld & Associates LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227
(513) 322-7000

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:

BANK OF AMERICA, NATIONAL ASSOCIATION
SERVE CT CORPORATION SYSTEM, REGISTERED
334 NORTH SENATE AVENUE
INDIANAPOLIS, IN 46204

BANK OF AMERICA, NATIONAL ASSOCIATION
SERVE HIGHEST OFFICER
101 S TRYON STREET
CHARLOTTE, NC 28255

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 52-21-0025-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$99,194.08

Cause Number: 52D02-2008-MF-000611

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

Defendant: CLAUDE MEYERS

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 South Half of the Northeast Quarter of the Southeast Quarter of Section 9, Township 25 North, Range 4 East in Clay Township, Miami County, Indiana described as follows: Beginning 660.0 feet South of the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 9 and running thence South 89 degrees 43' East 299.0 feet on the North line of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 9; thence South 223.0 feet; thence North 89 degrees 43' West 299.0 feet to the West line of the East Half of the Southeast Quarter of said Section 9; thence North 223.0 feet on said West line to the point of beginning, containing 1.531 Acre.

Commonly Known as: 9627 S 25 W, BUNKER HILL, IN 46914-9501

Parcel No. 52-14-09-400-005.000-004

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#: 103172F01

Timothy Hunter, Sheriff

By: Kim Brown, Matron

Phone: 765-472-1322

Clay 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:

CLAUDE MEYERS

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

CANCELED

Sheriff Sale File number: 52-21-0026-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$50,506.87

Cause Number: 52D02-1903-MF-000269

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF9

Defendant: CLARENCE E. WORLEY JR. AKA CLARENCE E. WORLEY 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:

Fifty-four (54) feet off the West end of Lot 16 in Daniel Duckwall's Addition to the Town of Bunker Hill, Indiana.

EXCEPTING THEREFROM: a parcel of land lying in a part of Lot Number 16 in Daniel Duckwall's Addition to the Town of Bunker Hill, Indiana being more particularly described as follows: COMMENCING at the Southwest corner of Lot Number 16 in said Addition, said point also being the point of beginning of the following described parcel of land; thence North along the West line of said Lot Number 16 a distance of 95.00 feet; thence East parallel to the South line of said Lot Number 16 a distance of 54.00 feet; thence South parallel to the West line of said Lot Number 16 a distance of 95.00 feet; thence West along the South line of said Lot Number 16 a distance of 54.00 feet to the point of beginning of the above described parcel of land. Said excepting parcel lies totally within Lot Number 16 in Daniel Duckwall's Addition to the Town of Bunker Hill, Indiana, Miami County, containing 0.118 acres.

Commonly Known as: 157 W. BROADWAY, BUNKER HILL, IN 46914

Parcel No. 52-11-32-203-024.000-018

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.

Matthew C. Gladwell, Plaintiff's Attorney
Attorney No. 30493-49
Reisenfeld & Associates LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227
(513) 322-7000

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:

MORTGAGE ELECTRONIC REGISTRATION SYSTEM
DIVISION OF NATIONAL CITY BANK OF INDIANA
SERVE HIGHEST OFFICER AVAILABLE
1901 E. VOORHEES STREET; SUITE C
DANVILLE, IL 61834

STATE OF INDIANA DEPARTMENT OF REVENUE
SERVE HIGHEST EXECUTIVE OFFICER PRESENT
100 NORTH SENATE NORTH 105
INDIANAPOLIS, IN 46204

LYNETTE K. WORLEY
157 W. BROADWAY
BUNKER HILL, IN 46914

STATE OF INDIANA ATTORNEY GENERAL
SERVE HIGHEST EXECUTIVE OFFICER PRESENT
302 WEST WASHINGTON STREET, SOUTH 5TH FLO
INDIANAPOLIS, IN 46204

CLARENCE E. WORLEY JR. AKA CLARENCE E. WOR
157 W. BROADWAY
BUNKER HILL, IN 46914

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 52-21-0027-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$80,902.71

Cause Number: 52D01-2010-MF-000839

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: HOLLIE R. FALCIGNO and ASHLEY L. CHADWELL, DUKES HEALTH SYSTEM LLC D/B/A DUKES MEMORIAL HOSPITAL AND CAVALRY SPV I, LLC

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 Number five (5) and eight (8) in Park's Addition to the Town of North Grove.

Commonly Known as: 10813 S 550 E, AMBOY, IN 46911-9416

Parcel No. 52-15-16-405-008.000-007, 52-15-16-405-005.000-007

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.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Matthew S Love, Plaintiff's Attorney
Attorney No. 18762-29
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727
Atty File#: 102326F01

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:

ASHLEY L. CHADWELL
511 W 7TH ST
PERU, IN 46970-1832

HOLLIE R. FALCIGNO
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

CANCELED

Sheriff Sale File number: 52-21-0028-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$3,157.41

Cause Number: 52D01-2009-CC-000748

Plaintiff: EAGLE'S POINTE HOMEOWNERS ASSOCIATION, INC.

Defendant: DUSTIN PARKS

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 275 in Estates at Eagle's Pointe, a Subdivision in Miami County, Indiana, recorded as Instrument No. Volume 61, pages 156-173, as amended by Instrument No. Volume 62, pages 382-398, in the Office of the Recorder of said County.

Commonly Known as: 2308 RANDOLPH STREET, PERU, IN 46970

Parcel No. 52-10-26-101-292.000-017

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

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:
DUSTIN PARKS
2308 RANDOLPH STREET
PERU, IN 46970

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 52-21-0029-SS

Date & Time of Sale: Tuesday, June 15, 2021 at 10:00 am

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

Judgment to be Satisfied: \$197,228.57

Cause Number: 85C01-2010-MF-000709

Plaintiff: FIRST MERCHANTS BANK

Defendant: ANDREW T. ZELINSKY and CHASTITY ZELINSKY; BENZ, INC.; CHASZ, INC.; AND CROSSROADS BANK

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 Numbers 114 and 115 in Dell-Bonna Subdivision, Miami County, Indiana

Commonly Known as: 1817 SOUTH SEASE DRIVE, PERU, IN 46970

Parcel No. 52-08-31-302-015.000-017

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.

Melissa J. De Groff, Plaintiff's Attorney
Attorney No. 22799-49
Kroger, Gardis & Regas, LLP
111 Monument Circle, Ste 900
Indianapolis, IN 46204-5125
(317) 692-9000

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:

MELISSA J. DEGROFF
KROGER, GARDIS & REGAS, LLP
111 MONUMENT CIRCLE, SUITE 900
INDIANAPOLIS, IN 46204

ADRIAN L. HALVERSTADT III
HARTBURG ROTH GARROTT HALVERSTADT &
GARRETT LLP
P.O. BOX 269
HUNTINGTON, IN 46750

ANDREW T. ZELINSKY
3687 S 50 W
PERU, IN 46970

CHASTITY ZELINSKY
3687 S 50 W
PERU, IN 46970

WILLIAM BERKSHIRE
BERKSHIRE LAW FIRM P.C.
16 EAST 5TH ST.
PERU, IN 46970

CROSSROADS BANK
C/O ROGER K. CROMER, REGISTERED AGENT
1205 N. CASS STREET
WABASH, IN 46992

M. JOSH PETRUNIW
TIEDE METZ DOWNS TANDY & PETRUNIW, P.C.
99 WEST CANAL STREET
WABASH, IN 46992