

Updated: 07/09/20 at 8:48 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Jun 30, 2020 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: 57-20-0026-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$202,293.32

Cause Number: 57C01-1911-MF-000064

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: JOHN F. ARBOGAST and DANIELLE C ARBOGAST AND CRANBERRY RESERVE COMMUNITY ASSOCIATION, INC

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 27 in Cranberry Reserve, Section I, according to the plat thereof, recorded in Document Number 160100259 in the Office of the Recorder of Noble County, Indiana.

Commonly Known as: 500 CRANBERRY RUN, AVILLA, IN 46710-9334

Parcel No. 57-09-34-400-321.000-005

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#: 102093F01

Max C. Weber, Sheriff
By: Brian A. Walker, Chief Deputy
Phone: 260-636-2182
Allen 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:

DANIELLE C. ARBOGAST
PUBLICATION ONLY
PUBLICATION ONLY, IN 99999-9999

JOHN F ARBOGAST
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: 57-20-0027-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$93,359.97

Cause Number: 57C01-1805-MF-000029

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A

Defendant: PATRICIA L PONTZIUS AKA PATRICIA PONTZIUS and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 93 IN THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF LIGONIER, INDIANA. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Commonly Known as: 502 S MARTIN, LIGONIER, IN 46767

Parcel No. 57-01-27-400-485.000-014

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Perry Township

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

PLEASE SERVE:

BENEFICIAL FINANCIAL I, INC. SUCCESSOR BY MER
DBA BENEFICIAL MORTGAGE CO.
SERVE HIGHEST OFFICER FOUND
1421 W. SHURE DR., STE 100
ARLINGTON, IL 60004

DITECH FINANCIAL LLC SUCCESSOR BY MERGER T
SERVE CT CORPORATION SYSTEM, REGISTERED
150 WEST MARKET STREET
INDIANAPOLIS, IN 46204

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

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

PATRICIA L PONTZIUS AKA PATRICIA PONTZIUS
240 ANGLING ROAD APT 101
KENDALLVILLE, IN 46755

DITECH FINANCIAL LLC SUCCESSOR BY MERGER T
SERVE HIGHEST OFFICER FOUND
1100 VIRGINIA DRIVE, STE 100A
FORT WASHINGTON, PA 19034

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0028-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$30,138.27

Cause Number: 57D01-1911-PL-000016

Plaintiff: PEGGY DEPEW

Defendant: JOSE GUEVARA and HERLINA GUEVARA, CALVARY SP, I, LLC AND CAPITAL ONE BANK

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 Northwest Quarter of Section 10, Township 34 North, Range 8 East, Noble County, Indiana, and more fully described as follows: Commencing at a cast iron marker located in the Southwest corner of the Northwest Quarter of Section 10, Township 34 North, Range 8 East; thence North 89 degrees 45 minutes 00 seconds East for 539.15 feet to a P/K nail with washer located on the center line of State Highway No. 5; thence North 59 degrees 38 minutes 42 seconds East for 752.53 feet to a P.I. of a 6 degree curve; thence North 48 degrees 41 minutes 42 seconds East for 512.67 feet to the P.I. of a 1.5 degree curve; thence North 47 degrees 14 minutes 19 seconds East for 514.50 feet to a P/K nail with washer located on the centerline of said State Highway No. 5 the true point of beginning of this description; thence continuing North 47 degrees 14 minutes 19 seconds East for 131.77 feet to the beginning of a 11.5 degree curve; thence continuing to the left along said 11.5 degree curve for 33.37 feet; thence North 44 degrees 10 minutes 06 seconds West for 163.0 feet to a No. 5 reinforcing bar; thence South 45 degrees 46 minutes 09 seconds West for 161.0 feet to a No. 5 reinforcing bar; thence South 42 degrees 45 minutes 41 seconds East for 160.0 feet to the place of beginning. (Supposed to contain 0.595 acres, more or less.)

Commonly Known as: 4757 N. STATE ROAD 5, LIGONIER, IN 46767

Parcel No. 57.16-10-400-005.000-015

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.

Jack C. Birch, Plaintiff's Attorney
Attorney No. 15984-57
Birch Kaufman LLC
703 North Huntington
Syracuse, IN 46567
(574) 547-5100

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Sparta Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF'S SALE

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

PLEASE SERVE:

JOSE GUEVARA
HERLINDA GUEVARA
4575 N. STATE ROAD 5
LIGONIER, IN 46767

CALVARY SP, I LLC
2700 STANLEY GUILT PARKWAY, STE 130
LOUISVILLE, KY 40223

CAPITAL ONE BANK C/O PHILLIP LAMERE
2618 E. PARIS AVENUE
GRAND RAPIDS, MI 49546

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0029-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$93,688.96

Cause Number: 57C01-1910-MF-000059

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: CRYSTAL WATKINS A/K/A CRYSTAL PAXSON

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 tract of land located in the Southwest Quarter of Section 9, Township 34 North, Range 9 East, in Noble County, the State of Indiana, more fully described as follows. Commencing at the Southeast corner of said Southwest Quarter marked by an iron pin found this survey; thence North 89 degrees 58 minutes 08 seconds West (record) along the South line of said South line of said Southwest Quarter, for 1761 66 feet; thence North 00 degrees 01 minutes 52 seconds East perpendicular to the South line of said Southwest Quarter, for 300 feet to the point of beginning marked by a rebar set this survey, thence North 89 degrees 58 minutes 08 seconds West, along the North right of way of Albion Road and also the North line of a tract of land conveyed to the County of Noble per Noble County Document Record No. 9411598, for 525 65 feet to a rebar set this survey at the beginning of a circular curve that is concave to the North having a radius of 319.00 feet, thence along said curve and right of way line through a central angle of 17 degrees 54 minutes 28 seconds for an arc distance of 99 70 feet to a rebar set this survey, thence North 00 degrees 43 minutes 48 seconds West, along the West line of a tract of land conveyed to Billy Smith and Racine Smith per Noble County Document Record No 9404437 for 53 28 feet to the center hne of the South branch of the Elkhart River, thence along the center line of the South branch of the Elkhart River, for the following three bearing and lengths; thence 86 degrees 09 minutes 01 seconds East for 197 48 feet, thence North 66 degrees 30 minutes 24 seconds East for 311 03 feet, thence 43 degrees 19 minutes 30 seconds East for 35 98 feet, thence South 81 degrees 24 minutes 57 seconds East for 188 79 feet to a rebar set this survey; thence South 00 degrees 01 minutes 52 seconds East, perpendicular to the South line of Southwest Quarter for 214 77 feet to the point of beginning, said tract containing 2 00 acres, more or less

Commonly Known as: 3808 WEST ALBION ROAD, ALBION, IN 46701-9218

Parcel No. 57-15-09-300-012.000-021

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.

Robert S. Kruzynski, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Albion 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:
CRYSTAL WATKINS
3808 WEST ALBION RD
ALBION, IN 46701

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0030-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$202,293.32

Cause Number: 57C01-1911-MF-000064

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: JOHN F ARBOGAST and DANIELLE C. ARBOGAST AND CRANBERRY RESERVE COMMUNITY ASSOCIATION, INC

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 27 in Cranberry Reserve. Section I according to the plat thereof, recorded in Document Number 160100259 in the Office of the Recorder of Noble County, Indiana

Commonly Known as: 500 CRANBERRY RUN, AVILLA, IN 46710-9334

Parcel No. 57-00-34-400-321 000-005

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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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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Allen Township

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

PLEASE SERVE:
JOHN T ARBOGAST
DANIELLE C ARBOGAST
PUBLICATION ONLY
PUBLICATION ONLY,

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0031-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$98,304.60

Cause Number: 57C01-1906-MF-000030

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A

Defendant: OLA M. STANLEY and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Noble 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 PART OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) IN BLISS' FIRST ADDITION TO THE VILLAGE OF BRIMFIELD, LYING NORTH OF UNITED STATES HIGHWAY NO. SIX (6). Subject to all liens, easements and encumbrances of record.

Commonly Known as: 1278 EAST SUMMIT STREET, BRIMFIELD, IN 46794

Parcel No. 57-04-29-300-062.000-010

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* 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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Albion Township

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

PLEASE SERVE:

UNITED STATES OF AMERICA
SECRETARY OF HOUSING & URBAN DEVELOPMEN
SERVE U.S. ATTORNEY'S OFFICE
950 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20530

UNITED STATES OF AMERICA
SECRETARY OF HOUSING & URBAN DEVELOPMEN
SERVE U.S. ATTORNEY'S OFFICE
950 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20530

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

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

UNITED STATES OF AMERICA
SECRETARY OF HOUSING & URBAN DEVELOPMEN
SERVE U.S. ATTORNEY, NORTHERN DISTRICT OF I
5400 FEDERAL PLAZA, SUITE 1500
HAMMOND, IN 46320

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0032-SS

Date & Time of Sale: Tuesday, June 30, 2020 at 10:00 am

Sale Location: Noble County Sheriff's Office Front Lobby, 210 S. 7th Street

Judgment to be Satisfied: \$43,675.99

Cause Number: 57C01-1907-MF-000038

Plaintiff: COMMUNITY STATE BANK

Defendant: JASON M. PFLEIDNER and NOBLE COUNTY TREASURER, STATE OF INDIANA AND MJK SERVICES, INC.

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

Twenty-six (26) Feet of Land off the East end of Lot 61 Mitchell's addition to Kendallville; Also, twenty-six (26) feet off the East end of the South 14 feet of Lot 62 in Mitchell's Addition to Kendallville, Noble County, Indiana

Commonly Known as: 217 E. WILLIAMS STREET, KENDALLVILLE, IN 46755

Parcel No. 57-07-33-310-125.000-020

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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Cory R. Swagger, Plaintiff's Attorney
Attorney No. 29757-02
Swagger Law
211 N Cedar Street
PO Box 6067
Auburn, IN 46706-6067
(260) 333-1223

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy
Phone: 260-636-2182

Albion 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:

STATE OF INDIANA
C/O MICHELLE KOSSMAN
302 W. WASHINGTON STREET, 5TH FLOOR
INDIANAPOLIS, IN 46204

MJK SERVICES
C/O IAN SEPTOSKI
PO BOX 6200
SOUTH BEND, IN 46660

NOBLE COUNTY TREASURER
101 N. ORANGE STREET, #230
ALBION, IN 46701

CORY R. SWAGGER
PO BOX 6067
AUBURN, IN 46706

JASON M. PFLEIDNER
217 E. WILLIAMS STREET
KENDALLVILLE, IN 46755