

Updated: 12/02/20 at 1:36 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Tue, Oct 27, 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: 57-20-0037-SS

Date & Time of Sale: Tuesday, October 27, 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 SALE

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

PLEASE SERVE:

JOSE GUEVARA AND 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

Sheriff Sale File number: 57-20-0038-SS

Date & Time of Sale: Tuesday, October 27, 2020 at 10:00 am

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

Judgment to be Satisfied: \$46,929.13

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

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

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

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0039-SS

Date & Time of Sale: Tuesday, October 27, 2020 at 10:00 am

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

Judgment to be Satisfied: \$135,445.46

Cause Number: 57C01-1912-MF-000076

Plaintiff: PENNYMAC LOAN SERVICES, LLC

Defendant: LANE WICKER

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 8 in the Plat of St. Mary's 2nd Addition to Avilla, as recorded in Plat Book 3, Page 40, in the Office of the Recorder of Noble County, Indiana.

Commonly Known as: 233 N BAUM ST, AVILLA, IN 46710-9490

Parcel No. 27-09-27-200-078.000-005

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.

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#: 102358F01

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:
LANE WICKER
233 N BAUM ST
AVILLA, IN 46710-9490

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 57-20-0040-SS

Date & Time of Sale: Tuesday, October 27, 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#: 10293F01

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:
JOHN F. ARBOGAST
DANIELLE C. 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: 57-20-0041-SS

Date & Time of Sale: Tuesday, October 27, 2020 at 10:00 am

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

Judgment to be Satisfied: \$140,990.01

Cause Number: 57C01-1912-MF-000076

Plaintiff: PENNYMAC LOAN SERVICES, LLC

Defendant: LANE WICKER

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 8 in the Plat of St. Mary's 2nd Addition to Avilla, as recorded in Plat Book 3, Page 40, in the Office of the Recorder of Noble County, Indiana.

Commonly Known as: 233 N BAUM ST, AVILLA, IN 46710-9490

Parcel No. 27-09-27-200-078.000-005

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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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#: 10235F01

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:
LANE WICKER
233 N BAUM ST
AVILLA, IN 46710-9490

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 57-20-0042-SS

Date & Time of Sale: Tuesday, October 27, 2020 at 10:00 am

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

Judgment to be Satisfied: \$39,944.08

Cause Number: 57C01-2002-MF-000018

Plaintiff: HORIZON BANK

Defendant: UNKNOWN HEIRS, DEVISEES, UNKNOWN EXECUTORS OF THE LAST WILL AND TESTAMENT, THE UNKNOWN ADMINISTRATORS, THE UNKNOWN DISTRIBUTEES, ASSIGNEES, LEGATEES, LESSEES, SUCCESSORS IN INTEREST, RECEIVERS AND TRUSTEES OF LARRY CHRISTIAN and WILDA CHRISTIAN, AND MICHAEL CHRISTIAN

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:

The West One-half of Lots Numbered 9 and 12 in Block Number Five (5) in Minot's Addition to the Town, now City, of Kendallville, excepting therefrom a piece or parcel of land 51 feet wide from off of the North side of said Lot Number 9.

Commonly Known as: 319 SILVER STREET, KENDALLVILLE, IN 46755

Parcel No. 57-07-33-320-034.000-020

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.

* 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.

Rebecca H. Fischer, Plaintiff's Attorney
Attorney No. 10537-72
Laderer & Fischer, P.C
525 E. Colfax Ave.
#101
South Bend, IN 46617
(574) 284-2354

Max C. Weber, Sheriff

By: Brian A. Walker, Chief Deputy

Phone: 260-636-2182

Wayne Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF SALE

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

PLEASE SERVE:
MICHAEL CHRISTIAN
319 SILVER STREET
KENDALLVILLE, IN 46755

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 57-20-0043-SS

Date & Time of Sale: Tuesday, October 27, 2020 at 10:00 am

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

Judgment to be Satisfied: \$71,426.90

Cause Number: 57C01-1910-MF-000053

Plaintiff: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-KS8

Defendant: ANNETTE R. EARNHART and TONY ALLEN EARNHART

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:

Lots numbered 106, 107 and 108, EXCEPTING the South 28.5 feet thereof, in Knapp Lake Addition as recorded in Plat Book 3, Page 34 in the Office of the Recorder of Noble County, Indiana. ALSO: The South 14 feet of Lot numbered 105 in Knapp Lake Addition to Noble County, Indiana, said Lot Appearing in Deed Record 192, Page 166, and recorded September 11, 1978.

Commonly Known as: 354 SOUTH 950 WEST, KIMMELL, IN 46760

Parcel No. 57-18-04-300-074.000-018

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.

Brian C. Berger, Plaintiff's Attorney
Attorney No. 19753-45
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
Atty File#: 1033618

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: