

Updated: 05/16/21 at 1:08 AM

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

**Date & Time of Sale: Wed, May 05, 2021 at 1:00 pm**

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 67-21-0006-SS**

**Date & Time of Sale: Wednesday, May 05, 2021 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$95,139.08**

**Cause Number: 67D01-2002-MF-000011**

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

**Defendant: RANDY KUHLMAN and BRITTANY KUHLMAN**

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

That portion of the Northwest Quarter of Section 26, Township 13 North, Range 5 West of the Second Principal Meridian, Putnam County, Indiana more particularly described as follows: Considering the West line of said Section 26 as bearing North 00 degrees 00 minutes 00 seconds with all bearings contained herein relative thereto. Commencing at the Southwest corner of said Section 26, monumented by a wood corner post; thence on and along the West line of said Section 26, North 00 degrees 00 minutes 00 seconds 3641.05 feet (Deed equals 3607.30 feet) to a 5/8 inch rebar with cap (herein call "monument"), at the Southwest Corner of that certain parcel of land described in deed recorded in Book 215 Page 388, records of said county; thence on and along the West line of said certain parcel North 00 degrees 00 minutes 00 seconds East 261.70 feet to a monument in an existing fenceline at the Northwest Corner of said certain parcel: thence on and along the North line of said certain parcel North 89 degrees 45 minutes 27 seconds East 1589.63 feet to a monument, same being the POINT OF BEGINNING: thence South 00 degrees 00 minutes 00 seconds 225.00 feet to a monument; thence North 89 degrees 38 minutes 06 seconds East 682.00 feet to a PK nail on the centerline of County Road 500 West: thence on and along said centerline North 47 degrees 57 minutes 06 seconds East 153.36 feet to a PK nail at the beginning of a tangent curve to the left having a central angle of 29 degrees 55 minutes 41 seconds and a radius of 280.93 feet; thence on and along the arc of said curved centerline 146.74 feet to a PK nail at the Northeast Corner of said certain parcel; thence on and along the North line of said certain parcel South 89 degrees 45 minutes 27 seconds West 874.87 feet to the POINT OF BEGINNING. The above described parcel contains 4.09 acres.

**Commonly Known as: 8196 S COUNTY ROAD 450 W, REELSVILLE, IN 46171**

**Parcel No. 67-11-26-200-011.000-019**

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

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant

Phone: 765-653-3211

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:

BRITTANY KUHLMAN  
8196 S COUNTY ROAD 450 W  
REELSVILLE, IN 46171

RANDY KUHLMAN  
8196 S COUNTY ROAD 450 W  
REELSVILLE, IN 46171

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 67-21-0007-SS**

**Date & Time of Sale: Wednesday, May 05, 2021 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$71,931.84**

**Cause Number: 67D01-1911-MF-000085**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION**

**Defendant: NICHOLAS A. PRIDE and ET AL.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 595 IN JEFFERSON VALLEY. HERITAGE LAKE. A SUBDIVISION IN FLOYD TOWNSHIP. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5. PART 2. PAGE 281. IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY. INDIANA.

**Commonly Known as: 595 JEFFERSON VALLEY, COATESVILLE, IN 46121**

**Parcel No. 67-06-13-304-070.000-004**

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.

S Brent Potter, Plaintiff's Attorney  
Attorney No. 10900-49  
Doyle & Foutty, P.C.  
41 E Washington Street, Ste 400  
Indianapolis, IN 46204-2456  
(317) 264-5000

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant

Phone: 765-653-3211

Floyd Township

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

PLEASE SERVE:  
NICHOLAS A. PRIDE  
595 JEFFERSON VALLEY  
COATESVILLE, IN 46121

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 67-21-0008-SS**

**Date & Time of Sale: Wednesday, May 05, 2021 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$100,084.83**

**Cause Number: 67D01-2011-MF-000020**

**Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE6**

**Defendant: MICHAEL NILSEN, AKA MICHAEL L. NILSEN and JUDITH NILSEN, AKA JUDITH A. NILSEN AND CLEAR CREEK CONSERVANCY DISTRICT**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 408 in Gettysburg, Heritage Lake, a subdivision in Floyd Township, as per plat thereof recorded in Plat Book 5, Part 3, Page 347 in the Office of the Recorder of Putnam County.

**Commonly Known as: 408 GETTYSBURG, COATESVILLE, IN 46121**

**Parcel No. 67-06-24-302-028.000-004**

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.

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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

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant  
Phone: 765-653-3211

Floyd 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:

JUDITH NILSEN, AKA JUDITH A. NILSEN  
408 GETTYSBURG  
COATESVILLE, IN 46121

MICHAEL NILSEN, AKA MICHAEL L. NILSEN  
408 GETTYSBURG  
COATESVILLE, IN 46121

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 67-21-0009-SS**

**Date & Time of Sale: Wednesday, May 05, 2021 at 1:00 pm**

**Sale Location: Putnam County Sheriff's Department Conference Room, 13 Keightly Road**

**Judgment to be Satisfied: \$115,005.09**

**Cause Number: 67D01-1908-MF-000055**

**Plaintiff: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**Defendant: BRIAN P. O'HAIR and ET AL.**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Putnam 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 312 in Jefferson Valley, Heritage Lake, a subdivision in Floyd Township, as per plat thereof recorded in Plat Book 5, Part 2, page 281, in the Office of the Recorder of Putnam County, Indiana.

**Commonly Known as: 312 JEFFERSON VALLEY, COATESVILLE, IN 46121**

**Parcel No. 67-06-13-303-004.000-004**

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.

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Fredric Lawrence, Plaintiff's Attorney  
Attorney No.  
Nelson & Frankenberger  
550 Congressional Blvd  
Suite 210  
Carmel, IN 46032  
(317) 844-0106

Scott Stockton, Sheriff

By: Vova Johnson, Administrative Assistant  
Phone: 765-653-3211

Floyd 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:

BRIAN P. O'HAIR  
312 JEFFERSON VALLEY  
COATESVILLE, IN 46121

TAMARA J. JOHNSON  
312 JEFFERSON VALLEY  
COATESVILLE, IN 46121

BRIAN P. O'HAIR  
8752 THOMAS MARION COURT  
INDIANAPOLIS, IN 46234

TAMARA J. JOHNSON  
602 ARMENTROUT LANE  
INDIANAPOLIS, IN 46241