

Updated: 09/20/23 at 12:58 PM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Jul 05, 2023 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: 67-23-0019-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$96,943.37

Cause Number: 67D01-2208-MF-000045

Plaintiff: UNIVERSITY BANK

Defendant: CHARLES M. PARKER 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 3 IN BLOCK NUMBER 6 OF THE TOWN OF RUSSELLVILLE, AS PLATTED BY JAMES B. BRUMFIELD. ALSO, LOTS NUMBERED 2 AND 3 IN BLOCK NUMBER 3 IN FRANK M. BRUMFIELD'S ADDITION TO THE TOWN OF RUSSELLVILLE. EXCEPTING THEREFROM, 20 FEET OF EVEN WIDTH OFF THE ENTIRE SOUTH SIDE OF LOT NUMBER 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PART 1, PAGES 91-92. CORRECTED IN PLAT BOOK 4, PART 2, PAGE 140, IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA.

Commonly Known as: 104 N HARRISON STREET, RUSSELLVILLE, IN 46175

Parcel No. 67-03-05-301-040.000-016, 67-03-05-301-039.000-016

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.

Brian K. Tekulve, Plaintiff's Attorney
Attorney No.
Law Office of Gerald M. Shapiro, LLP
4805 Montgomery Road Suite 320
Norwood, OH 45212
(513) 396-8100

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Russell Township

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

PLEASE SERVE:

CHARLES M. PARKER
104 N HARRISON STREET
RUSSELLVILLE, IN 46175

CYNTHIA G. PARKER
104 N HARRISON STREET
RUSSELLVILLE, IN 46175

BRIAN K. TEKULVE (30882-49)
LAW OFFICE OF GERALD M. SHAPIRO, 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: 67-23-0020-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$56,617.14

Cause Number: 67D01-2101-MF-000002

Plaintiff: WELLS FARGO BANK NA

Defendant: KENNETH L. BARGER 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 Three (3) in Block Twenty-One (21) in Commercial Place, an addition to the City of Greencastle, as the same appears of Record at Plat Book Three (3), page 88 in the Office of the Recorder of Putnam County, Indiana. ALSO: Western Most (1/2) one half or 20 feet of Lot 2 in Block Number Twenty-One (21) in Commercial Place, an addition to the City of Greencastle, as the same appears of Record at Plat Book Three (3), page 88, in the Office of the Recorder of Putnam County, Indiana.

Commonly Known as: 1058 AVE C, GREENCASTLE, IN 46135

Parcel No. 67-09-22-102-075.001-008

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.

Phillip A. Norman, Plaintiff's Attorney
Attorney No. 13737-64
Phillip A. Norman PC
2110 Calumet Avenue
Valparaiso, IN 46383
(219) 462-5104

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Greencastle Township

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

PLEASE SERVE:
KENNETH L. BARGER
1058 AVENUE C
GREENCASTLE, IN 46135

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 67-23-0021-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$70,734.53

Cause Number: 67D01-2210-MF-000057

Plaintiff: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

Defendant: DAVID M DUGGAN 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 2 in John O'Rourke's Subdivision of part of Lot Number 11 in the School Trustee's or Commissioner's Plat of part of the Southwest Quarter of Section 16, Township 14 North, Range 4 West, in the City of Greencastle, as said O'Rourke's Subdivision appears of record on the Plat on file in the Office of the Recorder of Putnam County, Indiana, as Plat Book 3, Page 31.

Commonly Known as: 316 N COLLEGE AVE, GREENCASTLE, IN 46135

Parcel No. 67-09-16-304-095.000-008

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

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Greencastle Township

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

PLEASE SERVE:

DAVID M DUGGAN
316 N COLLEGE AVE
GREENCASTLE, IN 46135

DAVID M DUGGAN
3768 S US HIGHWAY 231
GREENCASTLE, IN 46135

UNKNOWN OCCUPANT
316 N COLLEGE AVE
GREENCASTLE, IN 46135

ONEMAIN FINANCIAL GROUP, LLC SUCCESSOR BY
HIGHEST OFFICER FOUND
CT CORPORATION SYSTEM
INDIANAPOLIS, IN 46204

STATE OF INDIANA DEPARTMENT OF REVENUE
HIGHEST OFFICER FOUND
100 N. SENATE
N105
INDIANAPOLIS, IN 46204

STATE OF INDIANA, ATTORNEY GENERAL
HIGHEST EXECUTIVE OFFICER PRESENT
302 WEST WASHMGTON STREET
SOUTH 5TH FLOOR
INDIANAPOLIS, IN 46204

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 67-23-0022-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$63,817.68

Cause Number: 67D01-2203-MF-000012

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: SHIRL DAVIES A/K/A SHIRL J. DAVIES 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 2 in Cowart Subdivision to the City of Greencastle, as per plat thereof recorded in Plat Book 8, page 89, in the Office of the Recorder of Putnam County, Indiana.

Commonly Known as: 800 MAPLE AVENUE, GREENCASTLE, IN 46135-2135

Parcel No. 67-09-21-403-031.001-008

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.

Robert S. Kruzynski, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
Atty File#: 15-22-00355

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Greencastle Township

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

PLEASE SERVE:

SHIRL DAVIES A/K/A SHIRL J. DAVIES
800 MAPLE AVENUE
GREENCASTLE, IN 46135-2135

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 67-23-0023-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$340,297.37

Cause Number: 67D01-2107-MF-000011

Plaintiff: MORTGAGE ASSETS MANAGEMENT, LLC

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF JOYCE L. CLINE AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE L. CLINE and THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND BERNARD LEE CLINE, AS POSSIBLE HEIR TO THE ESTATE OF JOYCE L. CLINE

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:

Situate in the State of Indiana, County of Putnam and being a part of the West Half of the Southeast Quarter of Section 25, Township 13 North, Range 5 West of the Second Principal Meridian, more particularly described to-wit: Commencing at a wood post marking the Southwest Corner of the West Half of the Southeast Quarter of Section 25, Township 13 North, Range 5 West; thence North 00 degrees 06 minutes West 651.43 feet with the West line of said West Half Quarter to a 5/8 inch rebar and the true point of beginning of real estate herein described; thence North 00 degrees 06 minutes West 697.27 feet with said West line to a nail in the centerline of a county road; thence with the centerline of said county road East 156.32 feet to a PK nail; thence North 89 degrees 45 minutes East 96.10 feet to a PK nail; thence North 82 degrees 16 minutes East 92.23 feet to a PK nail; thence North 67 degrees 52 minutes East 84.44 feet to a PK nail; thence North 56 degrees 21 minutes East 83.81 feet to a PK nail; thence North 54 degrees 23 minutes East 78.55 feet to a PK nail; thence leaving the centerline of said county road South 07 degrees 18 minutes West 428.43 feet to a 5/8 inch rebar; thence South 78 degrees 34 minutes West 267.13 feet to a 5/8 inch rebar; thence South 26 degrees 26 minutes West 289.48 feet to a 5/8 inch rebar; thence South 48 degrees 26 minutes West 146.12 feet to the point of beginning, containing 5.36 acres, more or less.

Commonly Known as: 3456 W. COUNTY ROAD 875 S, REELSVILLE, IN 46171

Parcel No. 67-11-25-400-027.000-019

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.

Susan B. Klineman, Plaintiff's Attorney
Attorney No.
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Washington Township

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

PLEASE SERVE:

THOMAS GENE BRADBURN
ATTORNEY FOR BERNARD LEE CLINE, AS POSSIBL
92 SOUTH 9TH STREET
NOBLESVILLE, IN 46060

BERNARD LEE CLINE, AS POSSIBLE HEIR TO THE E
3456 WEST COUNTY ROAD 875 SOUTH
REELSVILLE, IN 46171

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN
CREDITORS; AND, THE UNKNOWN EXECUTOR, AD
THE ESTATE OF JOYCE L. CLINE
3456 W. COUNTY ROAD 875 S
REELSVILLE, IN 46171

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 67-23-0024-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$125,089.17

Cause Number: 67D01-2209-MF-000047

Plaintiff: LAKEVIEW LOAN SERVICING LLC

Defendant: ROBERT BILLS JR and IMC CREDIT SERVICES LLC

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:

Part of the southeast quarter of Section 4, Township 14 North, Range 3 West, in Putnam County, Indiana, described as follows, to-wit: Commencing at a point which is 1626 feet west of the southeast corner of said quarter, said point being witnessed by a cross chiseled in the north headwall of culvert; thence north 160 feet to an iron stake; thence west 307 feet, more or less, to an iron stake on the east side of Park Street in Fairview Addition to Fillmore; thence south 160 feet to the south line of said section; thence east 307 feet, more or less, to the place of beginning, containing 1.13 acres, more or less. Also, situate in the State of Indiana, County of Putnam and being a part of the southwest quarter of the southeast quarter of Section 4, Township 14 north, range 3 west of the second principal Meridian, more particularly described to-wit: Beginning at a point on the east right of way line of Park Street in the Fairview Addition to the town of Fillmore, which point is 682.5 feet east and 160.0 feet north of the southwest corner of the southwest quarter of the southeast quarter of Section 4, Township 14 north, Range 3 West; thence north 104.5 feet with the east right of way line of said Park Street; thence East 307.0 feet; thence south 104.5 feet to a point 160.0 feet north of the south line of said southwest quarter quarter; thence west 307.0 feet to the point of beginning, containing 0.74 of an acre, more or less.

Commonly Known as: 113 E CEMETERY RD, FILLMORE, IN 46128-9304

Parcel No. 67-08-04-403-033.000-020

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.

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#: 106214F01

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Marion Township

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

PLEASE SERVE:

ROBERT BILLS JR A/K/A ROBERT W. BILLS, JR.
113 E CEMETERY RD
FILLMORE, IN 46128-9304

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 67-23-0025-SS

Date & Time of Sale: Wednesday, July 5, 2023 at 1:00 pm

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

Judgment to be Satisfied: \$90,764.63

Cause Number: 67D01-2302-MF-000007

Plaintiff: PLANET HOME LENDING, LLC

Defendant: JOYCE AUSTIN (DECEASED)

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 TEN (10) AND THE NORTH HALF OF LOT ELEVEN (11) ALL IN BLOCK NUMBER ONE (1) IN CLINE'S FIRST ADDITION TO THE TOWN OF ROACHDALE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PART 2, PAGE 109 IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA.

Commonly Known as: 6 S. MERIDIAN STREET, ROACHDALE, IN 46172

Parcel No. 67-02-12-102-031.000-006

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.

Dennis Ferguson, Plaintiff's Attorney
Attorney No.
Sottile & Barile, LLC

Jerrold Baugh, Sheriff

By: Tresha Clearwaters, Administrative Assistant
Phone: 765-653-3211

Franklin Township

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

PLEASE SERVE:

HEATHER BARANY
6 S. MERIDIAN STREET
ROACHDALE, IN 46172

UNKNOWN OCCUPANTS
6 S. MERIDIAN STREET
ROACHDALE, IN 46172