

Updated: 02/04/21 at 1:03 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Jan 28, 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: 21-0001-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$124,573.50

Cause Number: 82D01-1911-MF-006456

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: MICHAEL S. CREEK and ANGELA CREEK

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Southwest Quarter of the Southeast Quarter of Section 36, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, described as follows: Commencing at a point on the South line of said Quarter Quarter Section a distance of 977.8 feet East of the Southwest corner of said Quarter Quarter Section; thence North a distance of 300 feet; thence East a distance of 100 feet thence South a distance of 300 feet to the South line of said Quarter Quarter Section; thence West along said South line a distance of 100 feet to the place of beginning.

Commonly Known as: 5820 POLLACK AVENUE, EVANSVILLE, IN 47715

Parcel No. 82-06-36-006-089.010-026

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.

David M. Johnson, Plaintiff's Attorney
Attorney No. 30354-45
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225

Knight 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:
ANGELA CREEK
5820 POLLACK AVENUE
EVANSVILLE, IN 47715

MICHAEL S. CREEK
5820 POLLACK AVENUE
EVANSVILLE, IN 47715

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 21-0002-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$24,157.68

Cause Number: 82D07-2007-MF-002805

Plaintiff: DIAMOND VALLEY FEDERAL CREDIT UNION

Defendant: BECKY JO DIEKHOFF and ET AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Five (5) in Block One (1) in Burkhardt Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book J, page 19 in the Office of the recorder of Vanderburgh County, Indiana.

Commonly Known as: 6100 PEACOCK LANE, EVANSVILLE, IN 47715

Parcel No. 82-06-12-011-253.001-027

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.

Roberta S Dunlap, Plaintiff's Attorney
Attorney No. 11949-82
Dunlap & Nesmith LLC
1035 W FRANKLIN STREET
Evansville, IN 47710
(812) 402-9970

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225

Knight 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:

BECKY DIEKHOFF
6100 PEACOCK LANE
EVANSVILLE, IN 47715

JOSEPH DIEKHOFF
6100 PEACOCK LANE
EVANSVILLE, IN 47715

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 21-0003-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$64,939.77

Cause Number: 82D01-1912-MF-006548

Plaintiff: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2005-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2005-4

Defendant: SANDRA E. WALKER A/K/A SANDRA WALKER and ET AL

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Twenty-three (23) in Ivanhoe Park, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "D", page 408 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 961 EAST BLACKFORD AVENUE, EVANSVILLE, IN 47713

Parcel No. 82-06-29-023-047.011-029

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
Atty File#: 1034104

David L. Wedding, Sheriff
By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225
Pigeon 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:

SANDRA E. WALKER A/K/A SANDRA WALKER
961 EAST BLACKFORD AVENUE
EVANSVILLE, IN 47713

SANDRA E. WALKER A/K/A SANDRA WALKER
5304 GREAT LAKES DRIVE
EVANSVILLE, IN 47715-3038

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 21-0004-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$88,869.61

Cause Number: 82C01-1912-MF-006677

Plaintiff: OLD NATIONAL BANK

Defendant: BRUCE A. BIGGERSTAFF JR. and APRIL G. BIGGERSTAFF, ET AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Thirty-seven (37) in the Amended Plat of Green River Estates, Section "C-1", an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book N, page 86 in the office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 4400 HUNTINGTON PLACE, EVANSVILLE, IN 47725

Parcel No. 82-04-26-002-573.037-019

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.

David M. Johnson, Plaintiff's Attorney
Attorney No. 30354-45
Doyle & Foutty, P.C.
41 E Washington St., Suite 400
Indianapolis, in 46204

David L. Wedding, Sheriff
By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225
Center 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:

GINA M. SHIELDS
10 WEST MARKET STREET
SUITE 2100
INDIANAPOLIS, IN 46204

APRIL G. BIGGERSTAFF
4400 HUNTINGTON PLACE
EVANSVILLE, IN 47725

BRUCE A. BIGGERSTAFF JR.
4400 HUNTINGTON PLACE
EVANSVILLE, IN 47725

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 21-0005-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$182,815.88

Cause Number: 82D05-1912-MF-006551

Plaintiff: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

Defendant: JESSICA A. UTLEY and PMR COMPANIES LLC D/B/A BRADFORD POINTE APARTMENTS

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Southwest Quarter of the Southeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Eleven (11) West; and running thence South 88 Degrees 45 Minutes 13 Seconds East a distance of One Hundred Forty-eight and Fifty Hundredths (148.50) feet; thence South 00 Degrees 06 Minutes 54 Seconds East a distance of Nine and Seven Hundredths (9.07) feet to the point of beginning; thence South 88 Degrees 45 Minutes 13 Seconds East a distance of One Hundred (100) feet; thence South 32 Degrees 21 Minutes 47 Seconds East a distance of One Hundred Thirty-nine and Twenty-seven Hundredths (139.27) feet; thence South 10 Degrees 08 Minutes 20 Seconds East a distance of One Hundred Fifty-four and Fifty-three Hundredths (154.53) feet to a point in the center of Hogue Road; thence South 78 Degrees 41 Minutes 43 Seconds West a distance of One Hundred Seventy-six and Thirty Hundredths (176.30) feet to a point in the center of Hogue Road; thence North 05 Degrees 22 Minutes 40 Seconds West a distance of Three Hundred Seven and Eighty-six Hundredths (307.86) feet to the place of beginning.

Commonly Known as: 5601 HOGUE RD, EVANSVILLE, IN 47712-3219

Parcel No. 82-05-21-007-289.005-024

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#: 098742F02

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant

Phone: (812) 421-6225

Perry 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:

JESSICA A. UTLEY

5601 HOGUE RD

EVANSVILLE, IN 47712-3219

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 21-0006-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$16,677.43

Cause Number: 82D01-1907-MF-003733

Plaintiff: DITECH FINANCIAL LLC

Defendant: UNKNOWN HEIRS, DEVISEES, LEGATEES, PERSONAL REPRESENTATIVES, AND CREDITORS OF MARY L. KISSEL (DECEASED) and ET.AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 ELEVEN (11) IN WESTERN TERRACE NO. 2, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK J, PAGE 96 IN THE OFFICE OF THE RECORDER OF VANDERBURGH, INDIANA. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Commonly Known as: 1111 BEALE STREET, EVANSVILLE, IN 47720

Parcel No. 82-05-22-007-238.011-024

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

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225

Center 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 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

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 21-0007-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$80,018.69

Cause Number: 82D05-1905-MF-002602

Plaintiff: NATIONSTAR MORTGAGE LLC D/B/A MI COOPER

Defendant: THERESA FAITH NELLIS and ET AL.

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

Real Estate in Vanderburgh County, in the State of Indiana: A part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Six (6) South, Range Eleven (11) West, more particularly described as follows: Beginning at a stone and iron pin, said stone and pin being N 89 degrees 0' E 396.0 feet and South 264.0 feet from the Northwest corner of the Northeast Quarter (1/4) of the Southeast (1/4) of said Section Fifteen (15), thence S 8 degrees 30' E 20.0 feet to an iron pin, thence S 49 degrees 0' W 301.3 feet to a road nail in the New Harmony Road, thence with the said road N 51 degrees 0' W 8.2 feet to a nail, N 33 degrees 0' W 71.8 feet to a nail in said road, thence N 53 degrees 51' E 253.1 feet to an iron pin, thence N 89 degrees 0' E 66.0 feet to the place of beginning, containing .52 acres more or less, excepting all legal highways and rights of ways.

Commonly Known as: 2225 HARMONY WAY, EVANSVILLE, IN 47720

Parcel No. 82-05-15-007-073.049-024

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.

Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant

Phone: (812) 421-6225

Perry 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:

THERESA FAITH NELLIS
2225 HARMONY WAY
EVANSVILLE, IN 47720

JEFFREY W. AHLERS
501 MAIN ST., SUITE 305
EVANSVILLE, IN 47735

SHAPIRO, VAN ESS, PHILLIPS & BARRAGATE, 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

Sheriff Sale File number: 21-0008-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$35,767.83

Cause Number: 82D06-2007-MF-003119

Plaintiff: EVANSVILLE TEACHERS FEDERAL CREDIT UNION

Defendant: LAYNE R. HELMING

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 Fifty-three (53) in Dixieland Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "G", page 235 in the Office of the Recorder of Vanderburgh County, Indiana

Commonly Known as: 917 E. PARKLAND AVENUE, EVANSVILLE, IN 47711

Parcel No. 82-06-17-031.079.010-029

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.

Donald J Fuchs, Plaintiff's Attorney
Attorney No. 7911-82
Dentons Bingham Greenebaum LLP
One Main Street, Suite 600
Evansville, IN 47708
(812) 437-6704

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225

Pigeon 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:

LAYNE R. HELMING
407 E. DIVISION STREET
BOONVILLE, IN 47601

LAYNE R. HELMING
116 E. MAIN STREET, APT. A
BOONVILLE, IN 47601

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 21-0009-SS

Date & Time of Sale: Thursday, January 28, 2021 at 10:00 am

Sale Location: Civic Center Complex Room 301, 1 NW Martin Luther King Blvd

Judgment to be Satisfied: \$125,526.08

Cause Number: 82D01-1912-MF-006954

Plaintiff: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5

Defendant: TERESA WOODS

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh 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 FOLLOWING DESCRIBED REAL ESTATE LOCATED IN VANDERBURGH COUNTY, INDIANA: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ONE (1), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST, IN VANDERBURGH COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE FIVE HUNDRED THIRTY-ONE (531) FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 18 MINUTES EAST AND PARALLEL WITH THE EAST LINE TWO HUNDRED SIXTY-FOUR AND TWENTY-FIVE HUNDREDTHS (265.25) FEET; THENCE NORTH 90 DEGREES 37 MINUTES WEST THREE HUNDRED SEVEN AND FORTY-FIVE HUNDREDTHS (307.45) FEET; THENCE NORTH 0 DEGREES 58 MINUTES EAST TWO HUNDRED SIXTY-TWO AND FOUR HUNDREDTHS (262.04) FEET TO A POINT ON THE NORTH LIEN; THENCE EAST ALONG SAID NORTH LINE THREE HUNDRED ONE AND EIGHT-EIGHT HUNDREDTHS (301.88) FEET OT THE PLACE OF BEGINNING.

Commonly Known as: 6201 EAST BASELINE ROAD, EVANSVILLE, IN 47725

Parcel No. 82-04-01-009-053.017-030

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.

Jason E Duhn, Plaintiff's Attorney
Attorney No. 26807-06
Shapiro Van Ess Phillips & Barragate LLP
4805 Montgomery Rd, Ste 320
Cincinnati, OH 45212
(513) 396-8100

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant
Phone: (812) 421-6225

Scott 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:
TERESA WOODS
6201 EAST BASELINE ROAD
EVANSVILLE, IN 47725