

Updated: 05/16/21 at 1:03 AM

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

**Date & Time of Sale: Thu, Apr 29, 2021 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: 21-0029-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$64,969.77**

**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 AVE, 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.

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

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

David L. Wedding, Sheriff

By: Mandi Ashby, Administrative Assistant

Phone: (812) 421-6225

Pigeon Township

**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 AVE  
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: 21-0030-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$63,981.51**

**Cause Number: 82C01-2003-MF-001401**

**Plaintiff: FIRST FEDERAL SAVINGS BANK**

**Defendant: RONALD E. WHITE and BANK OF AMERICA, N.A., AND TREASURER OF VANDERBURGH COUNTY, INDIANA**

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 Southeast Quarter of the Southeast Quarter of Section Eleven (11), Township Six (6) South, Range Eleven (11) West, Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point on the East line of said Quarter Quarter Section Five Hundred Ninety-five and One-third (595 1/3) feet South of the Northeast corner thereof, and running thence West parallel with the North line of said Quarter Quarter Section to the West line of said Quarter Quarter Section; thence South along the West line of said Quarter Quarter Section Sixty-six and Two-thirds (66 2/3) feet; thence East to the East line of said Quarter Quarter Section; thence North Sixty-six and Two-thirds (66 2/3) feet to the place of beginning. Subject to that part of the East side thereof used for St. Joseph Avenue and subject also to Thirty (30) feet along the West line of the abovedescribed tract to be used as and for street purposes. EXCEPT THEREFROM that part conveyed to Deig Bros. Construction Company, Inc. by deed recorded in Deed Drawer 8, card 3573 in the office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 3306 NORTH SAINT JOSEPH AVENUE, EVANSVILLE, IN 47720**

**Parcel No. 82-05-11-003-073.032-022**

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.

Jeffrey W. Ahlers, Plaintiff's Attorney  
Attorney No.  
Kahn Dees Donovan & Kahn LLP  
PO Box 3646  
Evansville, IN 47735-3646

David L. Wedding, Sheriff

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

German 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:

BANK OF AMERICA, N.A.  
655 PAPER MILL ROAD  
NEWARK, DE 19711

TREASURER OF VANDERBURGH COUNTY, INDIANA  
C/O DAVID L. JONES / CRAIG R. EMIG  
JONES WALLACE  
420 MAIN STREET, SUITE 1600  
EVANSVILLE, IN 47708

RONALD E. WHITE  
3306 N. SAINT JOSEPH AVENUE  
EVANSVILLE, IN 47720

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 21-0031-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$99,587.07**

**Cause Number: 82D03-1304-MF-001943**

**Plaintiff: BAYVIEW LOAN SERVICING, LLC**

**Defendant: JOSEPH E. POPHAM 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:

LOTS THIRTY-ONE (31), THIRTY-TWO (32) AND THIRTY-THREE (33) IN BLOCK ONE (1) IN SWANSON PLACE, AN ADDITION TO THE CITY OF EVANSVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART THEREOF CONVEYED BY BERNARD J. NURRENBERN, JR. AND WIFE TO CHARLES H. BROWNING AND WIFE BY DEED RECORDED IN DEED RECORD 195, PAGE 159 OF THE RECORDS OF VANDERBURGH COUNTY, INDIANA.

**Commonly Known as: 1454 & 1458 BELLEMEADE AVENUE, EVANSVILLE, IN 47715**

**Parcel No. 82-06-28-015-075.015-027**

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.

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:

MICHAEL J. COX (DEFENDANTS COUNSEL FOR PO)  
108 NW MARTIN LUTHER KING JR. BLVD.  
EVANSVILLE, IN 47708

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 21-0032-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$77,977.92**

**Cause Number: 82D05-1909-MF-004821**

**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 2005-13**

**Defendant: UNKNOWN HEIRS AT LAW OF NORMA J, MARTIN 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:

Part of Lot Twenty-eight (28) in Maxwell's Subdivision of the South Half of Section Seventeen (17), and the Southeast Quarter of Section Eighteen (18), Township Six (6) South, Range Ten (1)) West, described as follows: Beginning at a point One Hundred Seventy-Five (175) feet east of where the north line of Wedeking Avenue of the City of Evansville and the East line of North Elliott Street (formerly Rowley Street), intersect, and run thence north to the center of a proposed Twelve (12) foot alley, thence East and parallel with the North Line of Wedeking Avenue Twenty-Five (25) feet, thence South and parallel with the East line of North Elliott Street (formerly Rowley Street) to the North line of Wedeking Avenue, thence West to the place of beginning. EXCEPTING, however, from said above described real estates the coal and mineral rights. Also, a part of Lot Twenty-eight (28), Maxwell's Subdivision to the City of Evansville, Vanderburgh County, Indiana, described as follows: Beginning at an iron pin on the North line of Wedeking Avenue Two Hundred (200) feet East of the East line of North Elliott Street, thence North and parallel to said East line One Hundred Thirty-Seven (137) feet to the South line of an alley, thence East Two (2) feet, thence South One Hundred Thirty-seven (137) feet to the North line of Wedeking Avenue, thence West Two (2) feet to the place of beginning. EXCEPT THEREFROM all coal conveyed to Majorie M. Little by Deed Recorded August 1, 1947 in Deed Record 284 Pages 448 to 492 in the Office of the Recorder of Vanderburgh County, Indiana. Subject to all roadways, highways, easements, rights of way, assessments, building and use restrictions of record or affecting the use or occupancy of said real estate..

**Commonly Known as: 514 WEDEKING AVE., EVANSVILLE, IN 47711**

**Parcel No. 82-06-17-031-089.018-029**

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.

Jason E Duhn, Plaintiff's Attorney  
Attorney No. 26807-06  
Shapiro Van Ess Phillips & Barragat 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

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:  
OCCUPANT(S)  
514 WEDEKING AVENUE  
EVANSVILLE, IN 47711

DOUGLAS E. FOX  
115 WILLIS AVE.  
EVANSVILLE, IN 47712

LAW OFFICE OF GERALD M. SHAPIRO, LLP  
4805 MONTAOMERY 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: 21-0033-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$107,263.84**

**Cause Number: 82D05-2006-MF-002329**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**

**Defendant: DARLA S. CROSSER and JOHN W. CROSSER**

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 Two (2) in Country Club Meadows No. 3, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book J, page 139, in the office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 700 W BUENA VISTA RD, EVANSVILLE, IN 47710-3484**

**Parcel No. 82-06-07-034-154.021-020**

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.

Bryan K Redmond, Plaintiff's Attorney  
Attorney No. 22108-29  
Feiwell & Hannoy PC  
8415 Allison Pointe Boulevard, Suite 400  
Indianapolis, IN 46250  
(317) 237-2727  
Atty File#: 100864F01

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:

DARLA S. CROSSER  
2827 BRITTANY CT  
EVANSVILLE, IN 47710-3007

JOHN W. CROSSER  
604 N KERTH AVE  
EVANSVILLE, IN 47711-5207



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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 21-0034-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$53,017.31**

**Cause Number: 82D07-1809-MF-005308**

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

**Defendant: KENNETH JONES 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-one (21), in Oakgrove, an Addition to the City of Evansville, as pert plat thereof, recorded in Plat Book J, page 16, in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 1701 BROADMOOR AVENUE, EVANSVILLE, IN 47714-3807**

**Parcel No. 82-06-34-014-072.021-027**

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.

Kristin L Durianski, Plaintiff's Attorney  
Attorney No. 24866-64  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File#: 1035556

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:

ESTATE OF KENNETH JONES  
1701 BROADMOOR AVENUE  
EVANSVILLE, IN 47714

UNKNOWN OCCUPANTS  
1701 BROADMOOR AVENUE  
EVANSVILLE, IN 47714-3807

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 21-0035-SS**

**Date & Time of Sale: Thursday, April 29, 2021 at 10:00 am**

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

**Judgment to be Satisfied: \$35,952.77**

**Cause Number: 82C01-1712-MF-006439**

**Plaintiff: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST**

**Defendant: JOHN R. ELDERBROOK, AKA JOHN ROBERT ELDERBROOK, AKA JOHN ELDERBROOK and FIRST FEDERAL SAVINGS BANK, MED-1 SOLUTIONS, LLC AND U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST**

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:

West 94.5 feet of Lot 15 in Mosses Subdivision of Block 43 Lamasco City now a part of the City of Evansville, as per plat thereof, recorded in Plat Book A, page 194, and transcribed of record in Plat Book E, Page 197 in the Office of the Recorder of Vanderburgh County, State of Indiana. West 94.5 feet of Lot 16 in Mosses Subdivision of Block 43 Lamasco City now a part of the City of Evansville, as per plat thereof, recorded in Plat Book A, page 194, and transcribed of record in Plat Book E, Page 197 in the Office of the Recorder of Vanderburgh County, State of Indiana.

**Commonly Known as: 519 NORTH TENTH AVENUE, EVANSVILLE, IN 47712**

**Parcel No. 82-05-24-030-018.025-029**

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.

Elyssa M Meade, Plaintiff's Attorney  
Attorney No. 25352-64  
Manley Deas Kochalski, LLC  
PO Box 441039  
Indianapolis, IN 46244  
(614) 220-5611

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:

JOHN R. ELDERBROOK, AKA JOHN ROBERT ELDER  
519 NORTH TENTH AVENUE  
EVANSVILLE, IN 47712