

Updated: 09/22/23 at 9:17 AM

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

**Date & Time of Sale:** Thu, Jul 27, **2023** 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: 23-0108-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$141,954.91**

**Cause Number: 82C01-2301-MF-000209**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: MARK A. HOOPER 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 Thirty-seven (37) in Lakeside Terrace Estates I Final Plat, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book L, Page 73, in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 641 WOODBRIAR COURT, EVANSVILLE, IN 47715-7102**

**Parcel No. 82-07-30-013-193.037-027**

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.

KRISTI L. BROWN, Plaintiff's Attorney  
Attorney No. 15710-64  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File#: 15-21-02256

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:

MARK A. HOOPER  
1100 ERIE AVENUE  
UNIT 810  
EVANSVILLE, IN 47715

JINX E. HOOPER A/K/A JINX HALBURNT  
641 WOODBRIAR COURT  
EVANSVILLE, IN 47715-7102

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 23-0109-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$69,762.54**

**Cause Number: 82D01-2301-MF-000370**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021 -GS5**

**Defendant: DAVID G. POOLE 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 the Southeast Quarter of the Northeast Quarter of Section 3, Township 7 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows: Commencing at a point 9.30 chains North of the South line and 205 feet West of the East line of said Quarter Quarter Section, running thence West 40 feet, thence South 153.45 feet, thence East 40 feet, thence North 153.45 feet to the place of beginning. 25 feet in width off the North side of said real estate is subject to the use of the public for highway purposes.

**Commonly Known as: 3021 CULVERSON AVENUE, EVANSVILLE, IN 47714**

**Parcel No. 82-09-03-014-093.011-027**

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.

KRISTI L. BROWN, Plaintiff's Attorney  
Attorney No. 15710-64  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File#: 15-22-01447

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:

DAVID G. POOLE  
3021 CULVERSON AVENUE  
EVANSVILLE, IN 47714

WANDA G. POOLE  
3021 CULVERSON AVENUE  
EVANSVILLE, IN 47714

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 23-0110-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$47,527.58**

**Cause Number: 82D07-2301-MF-000215**

**Plaintiff: FIFTH THIRD BANK, NATIONAL ASSOCIATION, FKA FIFTH THIRD BANK SUCCESSOR BY MERGER  
TO FIFTH THIRD MORTGAGE COMPANY**

**Defendant: GARY W. BABB**

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-five (25) and the adjoining Ten (10) feet of Lot Twenty-six (26) in Block Two (2) in Dixie Bee, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, Pages 94 and 95 in the Office of the Recorder of Vanderburgh County, Indiana

**Commonly Known as: 710 MAXWELL AVENUE, EVANSVILLE, IN 47711**

**Parcel No. 82-06-17-031-038.021-029**

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.

Melissa Haller, Plaintiff's Attorney  
Attorney No.  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
Atty File#: 15-22-01862

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:  
GARY W BABB  
710 MAXWELL AVENUE  
EVANSVILLE, IN 47711

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 23-0111-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$88,899.44**

**Cause Number: 82D05-2205-MF-002319**

**Plaintiff: FLAGSTAR BANK, N.A.**

**Defendant: BRANDI R. TODD AKA BRANDI TODD and STATE OF INDIANA DEPARTMENT OF REVENUE; CITY OF EVANSVILLE**

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:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 WEST, IN VANDERBURGH COUNTY, INDIANA, DESCRIBED AND BOUNDED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST A DISTANCE OF 330 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET; THENCE SOUTH A DISTANCE OF 137.18 FEET; THENCE WEST 100 FEET; THENCE NORTH A DISTANCE OF 137.14 TO THE PLACE OF BEGINNING. THIRTY (30) FEET OFF THE NORTH SIDE AND TWENTY-FIVE (25) FEET OFF THE WEST SIDE OF THE ABOVE-DESCRIBED REAL ESTATE IS HEREBY RESERVED AS RIGHT-OF-WAY FOR RIVERSIDE DRIVE AND ROOSEVELT DRIVE, RESPECTIVELY.

**Commonly Known as: 2451 E. RIVERSIDE DR., EVANSVILLE, IN 47714**

**Parcel No. 82-09-03-013-129.021-027**

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.

Jason Duhn, Plaintiff's Attorney  
Attorney No.  
Diaz Anselmo Lindberg, LLC  
(630) 453-6960

Noah Robinson, Sheriff

By: Emily Glaser, Administration  
Phone: (812) 421-6203

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:  
UNKNOWN OCCUPANT(S)  
2451 E RIVERSIDE DR.  
EVANSVILLE, IN 47714

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 23-0112-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$121,031.74**

**Cause Number: 82C01-2211-MF-005149**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: DANIEL HOFFMANN**

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 Northeast Quarter of the Northwest quarter of Section 33, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana, more particularly described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 33, Township 6 South, Range 11 West; thence with a bearing of North 88° 16' West, along and upon the South line of said quarter quarter Section, 1292.94 feet to the Southwest Corner of the Northeast Quarter of the Norihwest Quarter of said Section; thence with a bearing of North 0° 50' West, along and upon the West line of said quarter quarter section 31.90 feet to a point; thence South 88° 57' 30" East, 1292.99 feet to a point in the center of the Felstead Road, and also on the East line of said quarter quarter section; thence South along and upon the East line of said quarter quarter section, 47.3 feet to the place of beginning, and said to contain 1.18 acres, more or less. ALSO, Part of the Southeast quarter of the Northwest quarter, of Section 33, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana bound and described as follows: Beginning Northeast corner of the Southeast quarter of the Northwest quarter of said section; thence South 0° 17' East, along and upon the East line of said quarter quarter section, 132.06 feet to a point in the center of the Felstead Road; thence measuring North 88° 16' West and parallel with the North line of said quarter quarter section, 1293.42 feet to a point on the West line of said quarter quarter section; thence North 0° 04' 30" West, along and upon West line of said quarter quarter section, 132.06 feet to the Northwest Corner of said quarter quarter section; thence South 88° 16' East, along and upon the North line of said quarter quarter section, 1292.94 feet to the place of beginning, and said to contain 3.92 acres, more or less. The total acreage of the above described tracts is 5.10 acres, more or less. A strip of land 30 feet in width taken from the East side of the above described real estate is hereby reserved as a right-of-way of the Felstead Road.

**Commonly Known as: 1401 FELSTEAD ROAD, EVANSVILLE, IN 47712**

**Parcel No. 82-05-32-007-107.025-024**

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.

Scott A. Hale, Plaintiff's Attorney  
Attorney No. 35534-64  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, in 46204  
(317) 264-5000

Noah Robinson, Sheriff

By: Emily Glaser, Administration  
Phone: (812) 421-6203

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:

DANIEL HOFFMANN

3720 MARY ANDERSON ROAD

WADESVILLE, IN 47638

OCCUPANTS

1401 FELSTEAD ROAD

EVANSVILLE, IN 47712

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 23-0113-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$168,819.61**

**Cause Number: 82D05-2204-MF-001773**

**Plaintiff: PENNYMAC LOAN SERVICES, LLC**

**Defendant: JOE W. JORDAN JR. and SAMANTHA J. JORDAN AND SYNCHRONY BANK**

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 TEN (10) IN NORTH RIDGE SUBDIVISION NO. 5, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK J, PAGE 253 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

**Commonly Known as: 1360 WOODBINE LN, EVANSVILLE, IN 47710-3872**

**Parcel No. 82-05-01-034-249.010-020**

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.

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

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:

SAMANTHA J. JORDAN  
1101 W WALNUT ST  
APT A  
MARION, IL 62959-2092

JOE W JORDAN JR.  
1360 WOODBINE LN  
EVANSVILLE, IN 47710-3872



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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 23-0114-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$40,923.97**

**Cause Number: 82D06-2212-MF-005717**

**Plaintiff: WELLS FARGO BANK, N.A.**

**Defendant: ORVILLE R. ROWE SR. 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:

Lots 22 and 23, Block 6 Rietman & Schulte's Addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, pages 263 and 264, in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 439 SOUTH LINWOOD AVENUE, EVANSVILLE, IN 47713**

**Parcel No. 82-06-29-024-036.019-029**

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.

Megan Epperson, Plaintiff's Attorney  
Attorney No.  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File#: 15-22-01679

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:

SARAH L. ROBERTS  
439 SOUTH LINWOOD AVENUE  
EVANSVILLE, IN 47713

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 23-0115-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$81,907.12**

**Cause Number: 82D01-2207-MF-003047**

**Plaintiff: FIFTH THIRD BANK, NATIONAL ASSOCIATION**

**Defendant: DIANA E. PEERMAN A/K/A DIANA PEERMAN and PROFESSIONAL AND BUSINESS COLLECTIONS LLC AS AGENT FOR COLLECTION FOR DEACONESS HOSPITAL INC**

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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, LYING IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION, SAID POINT BEING TWO HUNDRED FOURTEEN (214) FEET NORTH AND AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION FOUR HUNDRED FORTY-TWO AND FOUR TENTHS (442.4) FEET TO THE CENTER OF HIGHWAY NO. 66; THENCE NORTHWESTWARDLY ALONG THE CENTER OF SAID HIGHWAY TO A POINT FOUR HUNDRED NINETY-THREE AND FOUR TENTHS (493.4) FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TWO HUNDRED SEVEN AND TWO TENTHS (207.2) FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH TWO HUNDRED SEVENTY-NINE AND FOUR TENTHS (279.4) FEET TO THE POINT OF BEGINNING. EXCEPT HOWEVER THAT PART OF THE ABOVE-DESCRIBED REAL ESTATE CONVEYED BY ARTHUR F. REISINGER AND GRACE W. REISINGER, HUSBAND AND WIFE, TO GEORGE MASSIE AND MARGARET MASSIE, HUSBAND AND WIFE, BY DEED DATED MARCH 6, 1954 AND RECORDED MARCH 6, 1954 IN DEED RECORD 357, PAGE 84, IN THE RECORDER'S OFFICE OF VANDERBURGH COUNTY, INDIANA. ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, LYING IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING IN THE WEST LINE OF SAID QUARTER QUARTER SECTION, ONE HUNDRED FIFTY-THREE AND TWELVE HUNDREDTHS (153.12) FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE SIXTY AND EIGHTY-EIGHT HUNDREDTHS (60.88) FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TWO HUNDRED FIFTY-FOUR AND TWO TENTHS (254.2) FEET; THENCE SOUTH 76 DEGREES 32 MINUTES WEST TWO HUNDRED SIXTY-ONE AND FOUR TENTHS (261.4) FEET TO THE PLACE OF BEGINNING.

**Commonly Known as: 8908 NEW HARMONY ROAD, EVANSVILLE, IN 47720**

**Parcel No. 82-05-06-003-061.006-022, 82-05-06-003-061.036-022**

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.

Jason Duhn, Plaintiff's Attorney  
Attorney No.  
Diaz Anselmo Lindberg, LLC  
(630) 453-6960

PROPERTY MUST BE VACATED  
BY DAY OF THE SHERIFF SALE

Noah Robinson, Sheriff

By: Emily Glaser, Administration  
Phone: (812) 421-6203

German Township

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

PLEASE SERVE:

DIANA E. PEERMAN A/K/A DIANA PEERMAN  
8908 NEW HARMONY RD  
EVANSVILLE, IN 47720

NICHOLAS GOLDING  
KAHN, DEES, DONOVAN & KAHN, LLP  
501 MAIN STREET  
SUITE 100  
PO BOX 3646  
EVANSVILLE, IN 47735

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 23-0116-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$64,221.55**

**Cause Number: 82C01-2212-MF-005811**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**

**Defendant: THE UNKNOWN HEIRS AT LAW OF LORI A. KNIGHT, 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 Sand the adjoining One-half of Lot 4 in Block 5 in Parkland, an addition to the City of Evansville, per plat thereof.

**Commonly Known as: 2520 N LAFAYETTE AVE, EVANSVILLE, IN 47711**

**Parcel No. 82-06-17-031-054.002-029**

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.

Scott A. Hale, Plaintiff's Attorney  
Attorney No. 35534-64  
Doyle & Foutty, P.C.  
41 E Washington St., Suite 400  
Indianapolis, IN 46204  
(317) 264-5000

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:  
OCCUPANTS OF  
2520 N LAFAYETTE AVE  
EVANSVILLE, IN 47711

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

**NOTICE OF SHERIFF'S SALE**

**CANCELED**

**Sheriff Sale File number: 23-0117-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$208,150.89**

**Cause Number: 82D01-2301-MF-000480**

**Plaintiff: FREEDOM MORTGAGE CORPORATION**

**Defendant: NICHOLAS J. HELFERT and MED-1 SOLUTIONS, LLC AND THE UNKNOWN TENANT**

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 (20) in Asbury Pointe, Section Two (2), an Addition lying near the City of Evansville, as per plat thereof recorded in Plat Book S, page 8, in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 4520 ATKINS LN, EVANSVILLE, IN 47725-8972**

**Parcel No. 82-04-11-009-334.007-030**

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.

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#: 101098F03

Noah Robinson, Sheriff

By: Emily Glaser, Administration

Phone: (812) 421-6203

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:

NICHOLAS J. HELFERT

4520 ATKINS LN

EVANSVILLE, IN 47725-8972

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 23-0118-SS**

**Date & Time of Sale: Thursday, July 27, 2023 at 10:00 am**

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

**Judgment to be Satisfied: \$41,281.17**

**Cause Number: 82C01-1801-MF-000394**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST**

**Defendant: JOY S. SALO and THOMAS SALO**

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 TEN (10) AND THE ADJOINING NINE (9) FEET OF LOT ELEVEN (11) IN BLOCK FIVE (5) IN INGLESIDE, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGES 338 AND 339 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA. EXCEPT: THAT PART OF LOT 10, BLOCK 5, INGLESIDE, AN ADDITION TO THE CITY OF EVANSVILLE AS PER PLAT THEREOF, IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE SOUTH ALONG THE EAST LINE THEREOF FOR 1.85 FEET; THENCE WEST THROUGH SAID LOT 10 FOR 150 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH ALONG THE WEST LINE THEREOF FOR 3.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 FOR 150 FEET TO THE PLACE OF BEGINNING. THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO AN EASEMENT 1.5 FEET TO IN WIDTH OFF THE SOUTH SIDE THEREOF FOR THE SOLE USE OF THE OWNERS OF THE REAL ESTATE LYING SOUTH OF AND ADJOINING THE SUBJECT REAL ESTATE FOR MAINTENANCE AND REPAIR OF IMPROVEMENTS LOCATED THEREON. AN EASEMENT 2.5 FEET IN WIDTH OFF THE NORTH SIDE OF TILE REAL ESTATE LYING SOUTH OF AND ADJOINING THE SUBJECT REAL ESTATE IS SET OFF AND GRANTED FOR THE SOLE USE OF THE OWNERS OF THE SUBJECT REAL ESTATE FOR MAINTENANCE AND REPAIR OF IMPROVEMENTS LOCATED ON THE SUBJECT TO REAL ESTATE. "Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 82C01-1801-MF-000394 in the Circuit court of the County of Vanderburgh, Indiana."

**Commonly Known as: 918 S. BARKER AVE, EVANSVILLE, IN 47712**

**Parcel No. 82-05-26-032-039.008-029**

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.

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

Noah Robinson, Sheriff

By: Emily Glaser, Administration  
Phone: (812) 421-6203

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:

CREDIT ADJUSTMENT SERVICE OF HARRISBURG, I  
150 WEST MARKET STREET, SUITE 800  
INDIANAPOLIS, IN 46204

MEDICAL AND PROFESSIONAL COLLECTION SERVI  
C/O LINDA ANDREAS  
5055 NEWBURGH PLAZA  
NEWBURGH, IN 47630

JAYANDBEE INCORPORATED, D/B/A HOOSIER ACC  
C/O JULIA A. KOUGH  
315 NORTH MAIN STREET  
EVANSVILLE, IN 47711

JOY S. SALO  
918 S. BARKER AVE.  
EVANSVILLE, IN 47712

THOMAS SALO  
918 S. BARKER AVE.  
EVANSVILLE, IN 47712