

Updated: 12/19/20 at 1:04 AM

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

**Date & Time of Sale: Thu, Nov 19, 2020 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: 20-0168-SS**

**Date & Time of Sale: Thursday, November 19, 2020 at 10:00 am**

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

**Judgment to be Satisfied: \$101,075.12**

**Cause Number: 82C01-2002-MF-000882**

**Plaintiff: USAA FEDERAL SAVINGS BANK**

**Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF LARRY HOWEN, AKA LARRY F. HOWEN and THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY HOWEN, AKA LARRY F. HOWEN, UNKNOWN OCCUPANTS AND BRIAN C. HOWEN, AS POSSIBLE HEIR TO THE ESTATE OF LARRY HOWEN, AKA LARRY F. HOWEN**

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 No. 6 in Bluegrass Court, Section A, an addition to the City of Evansville as per plat thereof, recorded in Plat Book 1, Page 260 in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 2174 MAXWELL AVENUE, EVANSVILLE, IN 47711**

**Parcel No. 82-06-15-011-044.006-027**

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.

Nicholas Smith, Plaintiff's Attorney  
Attorney No. 31800-15  
Manley Deas Kochalski, LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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:

BRIAN C. HOWEN, AS POSSIBLE HEIR TO THE ESTA  
3600 SWEETSER AVENUE  
EVANSVILLE, IN 47711

THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BEN  
AND THEIR UNKNOWN CREDITORS; AND, THE UNK  
OR PERSONAL REPRESENTATIVE OF THE ESTATE  
2174 MAXWELL AVENUE  
EVANSVILLE, IN 47711

UNKNOWN OCCUPANTS  
2174 MAXWELL AVENUE  
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: 20-0169-SS**

**Date & Time of Sale: Thursday, November 19, 2020 at 10:00 am**

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

**Judgment to be Satisfied: \$13,888,635.48**

**Cause Number: 82D05-1710-MF-005520**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE17 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES**

**Defendant: COURT BUILDING DEVELOPMENT, LLC and AN INDIANA LIMITED LIABILITY COMPANY AND HULMAN BUILDING DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY; FENDRICH PLAZA DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY; KUNKEL SQUARE LLC, AN INDIANA LIMITED LIABILITY COMPANY; 12 MCCURDY, LLC; ARBOR REALTY COLLATERALIZED LOAN OBLIGATION 2013-1 LTD.; FIRST FINANCIAL BANK, NA; VANDERBURGH COUNTY TREASURER**

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:

KUNKEL PROPERTY Tract One: 329-331 Main Street, Evansville, Indiana; The Northeast One-half of Lot One Hundred Eighty-two (182) in Donation Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record A, page 61, and transcribed of record in Plat Book A, pages 116 and 117, and re-transcribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County Indiana, and more particularly described as follows: Commencing at the corner of said Lot at the intersection of Main and Fourth Streets and running thence along Main Street toward Third Street approximately a distance of Thirty-seven and Five Tenths (37.5) feet; thence at right angles and toward Locust Street, approximately a distance of One Hundred Forty-four (144) feet to the alley in the rear of said Lot; thence along said alley to Fourth Street approximately a distance of Thirty-seven and Five Tenths (37.5) feet; and thence along Fourth Street to the place of beginning. Tract Two: 15 SE Fourth Street, Evansville, Indiana Lots One Hundred Eighty-three (183) and One Hundred Eighty-four (184) in Donation Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record A, page 61, and transcribed of record in Plat Book A, pages 116 and 117 and re-transcribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana. EXCEPTING THEREFROM Ten (10) feet off the Northwesterly side of said Lot One Hundred Eighty-three (183). FENDRICH PROPERTY Tract One: 100 E. Sycamore Street, Evansville, Indiana; Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Three (3) feet of Lot Thirteen (13), adjoining Lot Fourteen (14) and all of Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of the Recorder of Vanderburgh County, Indiana. Also, the North Half of a Fourteen (14) foot vacated alley lying between S. Elsas Street on the West and Heidelbach Avenue on the East and adjoining the South line of Lots One (1) through Nine (9) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of the Recorder of Vanderburgh County, Indiana. Also, the South Half of a Fourteen (14) foot vacated alley lying between S. Elsas Street on the West and Heidelbach Avenue on the East and adjoining the North line of Lots Fourteen (14) through Eighteen (18) and Three (3) feet of Lot Thirteen (13) adjoining Lot Fourteen (14) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of the Recorder of Vanderburgh County, Indiana. As Surveyed Legal Description: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Three (3) feet of Lot Thirteen (13), adjoining Lot Fourteen (14) and all of Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of the Recorder of Vanderburgh County, Indiana. Also, the North Half of a Fourteen (14) foot vacated alley lying between S. Elsas Street on the West and Heidelbach Avenue on the East and adjoining the South line of Lots One (1) through Nine (9) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of the Recorder of Vanderburgh County, Indiana. Also, the South Half of a Fourteen (14) foot vacated alley lying between S. Elsas Street on the West and Heidelbach Avenue on the East and adjoining the North line of Lots Fourteen (14) through Eighteen (18) and Three (3) feet of Lot Thirteen (13) adjoining Lot Fourteen (14) in Block Two (2) in Smith's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 148 in the Office of

the Recorder of Vanderburgh County, Indiana, being more particularly described as follows: Beginning at the northwest corner of said Lot 1; thence along the north line of said Lots 1 through 9, being the south right-of-way of John Street, South 88 degrees, 17 minutes 01 seconds East 269.65 feet to the northeast corner of said Lot 9, thence along the east line of said Lot 9, being the west right-of-way of S. Heidelbach Avenue, South 00 degrees, 53 minutes, 16 seconds West 135.36 feet to the center of a 14 foot vacated alley per Ordinance No. G-87-22, as recorded in Deed Drawer 3, Card 9552 in the office of the Recorder of Vanderburgh County, Indiana; thence along the center of said vacated alley, North 88 degrees, 13 minutes, 01 seconds West, 117.59 feet; thence South 00 degrees, 53 minutes, 25 seconds West 135.22 feet to the north right-of-way of E. Sycamore Street; thence along said right-of-way, being the south lines of part of said Lot 13 and said Lots 14 through 18, North 88 degrees, 08 minutes, 54 seconds West 153.56 feet to the southwest corner of said Lot 18, also being the east right-of-way of S. Elsas Avenue; thence along said line, being the West line of said Lots 18 and 1, North 01 degrees, 12 minutes, 21 seconds East 270.06 feet to the point of beginning, containing 57,200 square feet, 1.31 acres, more or less. Tract Two: 15 John Street, Evansville, Indiana; Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and the adjacent Two and One-half (2 1/2) feet of Lot Thirty-two (32) in Dixon's Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 56 in the Office of the Recorder of Vanderburgh County Indiana. ALSO Twenty-two and One-half (22 1/2) feet of Lot Thirty-two (32) adjoining Lot Thirty-three (33) and Thirteen (13) feet of Lot Thirty-three (33) adjoining Lot Thirty-two (32) in Dixon's Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 56 in the Office of the Recorder of Vanderburgh County, Indiana. ALSO Lot One (1) in Charles F. Yaeger's Subdivision of Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25) in Block Two (2) in Lilleston and Lockhart's Addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 304 in the Office of the Recorder of Vanderburgh County, Indiana. As Surveyed Legal Description: Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and the adjacent Two and One-half (2 1/2) feet of Lot Thirty-two (32) in Dixon's Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 56 in the Office of the Recorder of Vanderburgh County Indiana. ALSO Twenty-two and One-half (22 1/2) feet of Lot Thirty-two (32) adjoining Lot Thirty-three (33) and Thirteen (13) feet of Lot Thirty-three (33) adjoining Lot Thirty-two (32) in Dixon's Addition, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 56 in the Office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows: Beginning at the northwest corner of said Lot 25; thence along the north line of said Lots 25 through 32 and 13.00 feet of said Lot 33, being the south right-of-way of John Street, South 88 degrees 17 minutes 01 seconds East 213.00 feet; thence South 01 degrees 12 minutes 21 seconds West 127.84 feet to the north line of a 14 foot alley; thence along said north line, also being the south line of said Lots 25 through 32 and 13.00 feet of said Lot 33, North 88 degrees 18 minutes 28 seconds West 213.00 feet to the west line of said Lot 25, also being the east line of a 6.00 foot alley; thence along said line North 01 degrees 12 minutes 21 seconds East 127.93 feet to the point of beginning, containing 27,239 square feet, 0.63 acres, more or less. As Surveyed Legal Description: ALSO Lot One (1) in Charles F. Yaeger's Subdivision of Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25) in Block Two (2) in LiHeston and Lockhart's Addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 304 in the Office of the Recorder of Vanderburgh County, Indiana. Beginning at the northeast corner of said Lot 1; thence along the east line thereof, also being the west line of 6.00 foot alley, South 01 degrees 12 minutes 21 seconds West 127.93 feet to the southeast corner of said Lot 1; thence along the south line thereof, also being the north line of a 14.00 foot alley, North 88 degrees 18 minutes 28 seconds West 75.64 feet to the southwest corner of said Lot 1; thence along the west line thereof, also being the east line of a 20.00 foot alley, North 29 degrees 08 minutes 54 seconds East 144.17 feet to the northwest corner of said Lot 1; thence along the north line thereof, also being the south right-of-way of John Street, South 88 degrees 17 minutes 01 seconds East 8.08 feet to the point of beginning, containing 5,356 square feet, 0.12 acres, more or less. CBD PROPERTY Tract One: 123 NW Fourth Street, Evansville, Indiana; Lot Two Hundred Twelve (212) and the adjoining Three (3) feet of Lot Two Hundred Eleven (211) in Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and re-transcribed of record in Plat Book E, Pages 6 and 7, all in the Office of the Recorder of Vanderburgh County, Indiana. As Surveyed Legal Description: Lot Two Hundred Twelve (212) and the adjoining Three (3) feet of Lot Two Hundred Eleven (211) in Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and re-transcribed of record in Plat Book E, Pages 6 and 7, all in the Office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows: Beginning at the north corner of said Lot 212; thence along the northeast lines of said Lot 212 and 211, being the southwest line of an existing alley, South 32 degrees 27 minutes 04 seconds East 78.02 feet; thence South 57 degrees 32 minutes 54 seconds West 150.01 feet to a point on the southwest line of said Lot 211, also being a point on the right of way of Fourth Street; thence along the southwest line of Lots 211 and 212, North 32 degrees 26 minutes 39 seconds West 78.02 feet to the west corner of said Lot 212; thence along the northwest line of said Lot 212, also being the right of way line of Vine Street, North 57 degrees 32 minutes 59 seconds East 150.00 feet to the point of beginning containing

11,703 square feet (0.27 acres); Tract Two: 122 NW Fourth Street, Evansville, Indiana; Lots One Hundred Seventy-three (173) and One Hundred Seventy-four (174) and One-half (1/2) of the vacated alley lying Southwesterly of said Lots One Hundred Seventy-three (173) and One Hundred Seventy-four (174), all being in the Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117, and re-transcribed of record in Plat Book E, Pages 6 and 7, all in the Office of the Recorder of Vanderburgh County, Indiana, said vacated alley being vacated by ordinance 0-95-11, recorded in Deed Drawer 9, Card 8673, in said Office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows: Beginning at the North corner of said Lot One Hundred Seventy-three (173), said corner being at the South end of the intersection formed by Vine Street and Fourth Street; thence along the Southwesterly line of Fourth Street South 32 Degrees 26 Minutes 39 Seconds East a distance of One Hundred Fifty and Four Hundredths (150.04) feet to the East corner of said Lot One Hundred Seventy-four (174), said corner being marked by a set 5/8" steel rebar with plastic cap stamped "Morley & Assoc. ID #0023"; thence along the Southeasterly line and extended Southeasterly line of said Lot One Hundred Seventy-four (174) South 57 Degrees 32 Minutes 49 Seconds West a distance of One Hundred Fifty-six and Two Hundredths (156.02) feet to a set mag nail with washer stamped "Morley & Assoc. ID #0023" on the centerline of said vacated alley; thence along the centerline of said vacated alley North 32 Degrees 26 Minutes 13 Seconds West a distance of One Hundred Fifty and Five Hundredths (150.05) feet to a set star drill on the Southeasterly line of Vine Street; thence along said Southeasterly line of Vine Street North 57 Degrees 32 Minutes 59 Seconds East a distance of One Hundred Fifty-six and No Hundredths (156.00) feet to the point of beginning, said to contain 0.54 acre, more or less. ALSO, easements granted to the insured pursuant to the following; Cross Access Easement Agreement recorded July 7, 2010 as Instrument Number 2010R00015304 in the office of the Recorder of Vanderburgh County, Indiana. HULMAN PROPERTY Tract One: 20 N.W. Fourth Street, Evansville, Indiana; All of Lot One Hundred and Seventy-seven (177) in Donation Enlargement, an addition to the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: Said lot having a frontage of Seventy-five (75) feet on the Southwesterly line of Fourth Street with a depth Southwesterly between parallel lines of One hundred Fifty (150) feet to an alley Twelve (12) feet in width, said lot being bounded on the Northwesterly side by Sycamore Street and on the Southeasterly side by Lot One Hundred and Seventy-eight (178) in said Donation Enlargement, and said Lot One Hundred and Seventy-seven (177), being composed of all of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), a parcel of land a distance of Twenty-one (21) feet wide with a depth of Seventy-five (75) feet immediately abutting said Lot Six (6) on the Southeast side thereof, a strip of land Six (6) feet wide with a depth of Fifty-four (54) feet immediately abutting said Lots Four (4), Five (5) and Six (6) on the Southwest side thereof, and a strip of land Six (6) feet wide, with a depth of Fifty (50) feet immediately abutting said Lots One (1) and Two (2) on the Southeast side thereof, all as shown on the plat of the subdivision of said Lot One Hundred Seventy-seven (177) recorded in Plat Book B, Page 60 in the Office of the Recorder of Vanderburgh County, Indiana. Tracts Two - Eight: 109 N.W. Third Street, Evansville, Indiana; Tract Two: Lots One Hundred Sixty-three (163) and One Hundred Sixty-four (164) and the Northwesterly 0.84 feet of Lot One Hundred Sixty-two of the Donation Enlargement to the City of Evansville, as per plat thereof, recorded in Deed Record A, Page 61 and transcribed of record in Plat book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows: Beginning at the West corner of Lot One Hundred Sixty-four (164), which is also the right-of-way intersection of Third Street and Vine Street; thence Southeasterly with the right-of-way of Third Street a distance of One Hundred Fifty and Eighty-four Hundredths (150.84) feet; thence Northeasterly parallel to Vine Street a distance of One Hundred Fifty and Thirty-two Hundredths (150.32) feet; thence Northwesterly parallel to Third Street a distance of One Hundred Fifty and Eighty-four Hundredths (150.84) feet; thence Southwesterly with the right-of-way of Vine Street a distance of One Hundred Fifty and Thirty-two Hundredths (150.32) feet to the point of beginning. The above-described parcel is subject to an easement for street right-of-way at the West corner of herein described Lot One Hundred Sixty-four (164). The easement is that area, One Hundred Four (104) square feet, outside a Twenty-two (22) foot radius arc, tangent to the property lines. Tract Three: Part of Lot One Hundred and Sixty-two (162) in Donation Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record A, Page 61, and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7 in the Office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows: Commencing on Third Street on the front line of said lot where it intersects the line between Lots One Hundred Sixty-one (161) and One Hundred Sixty-two (162) in said enlargement; thence Northwest on Third Street a distance of Seventy-four and Sixteen Hundredths (74.16) feet; thence at right angles with the front line of said lot a distance of One Hundred and Fifty (150) feet to the alley in the rear thence Southeasterly along said alley a distance of Seventy-four and Sixteen Hundredths (74.16) feet to the line between Lots One Hundred Sixty-one (161) and One Hundred Sixty-two (162); thence along said line to the place of beginning. Tract Four: Lot One Hundred Seventy-five (175) in the Donation Enlargement of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana. Also, part of Lot One Hundred Seventy-six (176) in the Donation Enlargement of Evansville, Indiana, as

per plat thereof, recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: Beginning at the corner of Fourth and Sycamore Streets in said City, and running thence along Sycamore Street towards Third Street a distance of One Hundred Fourteen (114) feet, thence at right angles and parallel with Fourth Street a distance of Seventy-five (75) feet towards Vine Street, being to the line of Lot One Hundred Seventy-five (175), thence along the line dividing Lots One Hundred Seventy-five (175) and One Hundred Seventy-six (176) a distance of One Hundred Fourteen (114) feet to Fourth Street, thence along Fourth Street to the place of beginning. Tract Five: Part of Lot One Hundred Seventy-six (176) in the Donation Enlargement of the City of Evansville an addition to the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: Beginning on Sycamore Street at the alley corner of said Lot thence along Sycamore Street toward Fourth Street a distance of Thirty-six (36) feet, thence at right angles a distance of Seventy-five (75) feet across Lot One Hundred Seventy-six (176) to the line dividing Lots One Hundred Seventy-five (175) and One Hundred Seventy-six (176), thence at right angles a distance Thirty-six (36) feet to said alley, thence along said alley to the place of beginning. EXCEPT THEREFROM, a strip Five (5) by Thirty-six (36) feet immediately adjoining Lot One Hundred Seventy-five (175) reserved for use as an alley. Tract Six: Part of Lot One Hundred and Sixty-one (161) in Donation Enlargement to the City of Evansville, as per plat thereof, recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows: Beginning at a point in the most Easterly corner of said lot, being at the intersection of Sycamore Street and an alley; thence along Sycamore Street toward Third Street a distance of Seventy (70) feet; thence at right angles a distance of Seventy-five (75) feet to the line between said Lot One Hundred Sixty-one (161) and Lot One Hundred Sixty-two (162) in said Donation; thence along said line toward Fourth Street a distance of Seventy (70) feet to an alley; thence along said alley toward Sycamore Street a distance of Seventy-five (75) feet to the place of beginning. Tract Seven: Part of Lot One Hundred Sixty-one (161) in the Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point in the most Southerly corner of said Lot One Hundred Sixty-one (161), said point being at the intersection of Northwest Third Street and Sycamore Street in the City of Evansville, Indiana; thence Northeasterly toward Fourth Street along Sycamore Street and the Easterly line of said lot a distance of Eighty (80) feet; thence at right angles to Sycamore Street toward Vine Street and parallel with Northwest Third Street a distance of Seventy-five (75) feet to a point on the line between said Lot One Hundred Sixty-one (161) and Lot One Hundred Sixty-two (162) in Donation Enlargement; thence in a Southwesterly direction along said line toward Northwest Third Street a distance of Eighty (80) feet to a point in the most Westerly corner of said Lot One hundred Sixty-one (161); thence Southeasterly along Northwest Third Street and the Southwesterly line of said Lot One Hundred Sixty-one (161) a distance of Seventy-five (75) feet to the place of beginning. Tract Eight: All that part of a Twelve (12) foot wide alley located Northeasterly of an adjoining Lots One Hundred Sixty-one (161), One Hundred Sixty-two (162), One Hundred Sixty-three (163) and One Hundred Sixty-four (164) in the Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: Commencing at the intersection of Third Street and Vine Street; thence along the centerline of Vine Street North 57 Degrees 32 Minutes 44 Seconds East a distance of One Hundred Seventy-nine and Ninety-one Hundredths (179.91) feet; thence at a right angle South 32 Degrees 27 Minutes 16 Seconds East a distance of Thirty and No Hundredths (30.00) feet to the North most corner of Lot One Hundred Sixty-four (164), said point being the true point of beginning; thence North 57 Degrees 32 Minutes 44 Seconds East a distance of Twelve and No Hundredths (12.00) feet to the West most corner of Lot One Hundred Seventy-three (173) in said Donation Enlargement; thence along the Southwesterly line of Lot One Hundred Seventy-three (173) through One Hundred Seventy-six (176) in said Donation Enlargement South 32 Degrees 25 Minutes 46 Seconds East a distance of Three Hundred and Eleven Hundredths (300.11) feet to the South most corner of said Lot One Hundred Seventy-six (176), thence South 57 Degrees 32 Minutes 19 Seconds West a distance of Twelve and No Hundredths (12.00) feet to the East most corner of Lot One Hundred Sixty-one (161); thence along the Northeasterly line of Lot One Hundred Sixty-one (161) through Lot One Hundred Sixty-four (164) North 32 Degrees 25 Minutes 46 Seconds West a distance of Three Hundred and Eleven Hundredths (300.11) feet to the point of beginning. Commonly known as the vacated alley located in the city block bounded by Sycamore Street, Northwest Fourth Street, Vine Street and Northwest Third Street. EXCEPTING THEREFROM that part of the 12 foot alley conveyed by Instrument #2013R00003403 lying adjacent to Lots 173 and 174 in the Donation Enlargement of the City of Evansville, as per plat thereof recorded in Deed Record A, Page 61 and transcribed of record in Plat Book A, Pages 116 and 117 and retranscribed of record in Plat Book E, Pages 6 and 7, in the Office of the Recorder of Vanderburgh County, Indiana, said alley being vacated by Ordinance No. G-95-11 recorded in the office of the Recorder in Deed Drawer 9, Card 8673, more particularly described as follows:

Commencing at the North corner of said Lot 173, said corner being at the South end of the intersection formed by Vine Street and Fourth Street; thence along the Southwesterly line of Fourth Street, South 32 Degrees 26 Minutes 39 Seconds East 150.04 feet to the East corner of said Lot 174; thence along the Southeasterly line of said Lot 174, South 57 Degrees 32 Minutes 49 Seconds West 150.02 feet to the south corner of said Lot 174, said point being on the northeasterly line of said vacated alley and being the point of beginning; thence along the extended Southeasterly line of said Lot 174, South 57 Degrees 32 Minutes 49 Seconds West 6.00 feet to a point on the centerline of said vacated alley; thence along the centerline of said vacated alley, North 32 Degrees 26 Minutes 13 Seconds West 150.05 feet to a point on the Southeasterly line of Vine Street; thence along said Southeasterly line of Vine Street North 57 Degrees 32 Minutes 59 Seconds East 6.00 feet to the westerly corner of said Lot 173, said point being on the northeasterly line of said vacated alley; thence along said northeasterly line of vacated alley, South 32 Degrees 26 Minutes 13 Seconds East 150.05 feet to the point of beginning, containing 900 square feet. ALSO, easements granted to the insured pursuant to the following: Cross Access Easement Agreement recorded July 7, 2010 as Instrument Number 2010R00015304 in the office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as:** 329-331 MAIN STREET, EVANSVILLE, IN; 100 E. SYCAMORE STREET, EVANSVILLE, IN; 15 JOHN STREET, EVANSVILLE, IN; 123 NW FOURTH STREET, EVANSVILLE, IN; 122 NW FOURTH STREET, EVANSVILLE, IN; 20 N.W. FOURTH STREET, EVANSVILLE, IN 109 N.W. THIRD STREET, EVANSVILLE, IN 47708

**Parcel No.** 82-06-30-020-022.013-029; 82-06-30-020-022.014-029; 82-06-29-021-013.002-029; 82-06-29-021-012.001-029; 82-06-30-020-026.007-029; 82-06-30-020-024.018-029; 82-06-30-020-021.012-029; 82-06-30-020-024.005-029

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.

Pamela A. Paige, Plaintiff's Attorney  
Attorney No. 16163-49  
Plunkett Cooney  
300 N. MERIDIAN  
STE 990  
Indianapolis, IN 46204  
(317) 964-2730

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:

SHAWN M. SULLIVAN  
TERRELL, BAUGH, SALMON & BORN, LLP  
700 S. GREEN RIVER RD, STE. #2000  
EVANSVILLE, IN 47715

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

**NOTICE OF SHERIFF'S SALE**

**Sheriff Sale File number: 20-0170-SS**

**Date & Time of Sale: Thursday, November 19, 2020 at 10:00 am**

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

**Judgment to be Satisfied: \$109,894.04**

**Cause Number: 82D01-1907-MF-003835**

**Plaintiff: VELOCITY COMMERCIAL CAPITAL, LLC**

**Defendant: GRACE WAITMAN**

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 Three (3) and Four (4) in University Heights No. 2, a subdivision of part of the West Half of the Southwest Quarter of Section Thirty (30), Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, according to the recorded plat thereof, as recorded in Plat Record "K" Page 196 in the Office of the Recorder of Vanderburgh County, Indiana.

**Commonly Known as: 612 LEMAY DRIVE, EVANSVILLE, IN 47711**

**Parcel No. 82-05-30-007-278.003-024, 82-05-30-007-278.004-024**

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.

Zachary D. Prendergast, Plaintiff's Attorney  
Attorney No. 28175-15  
Robbins Kelly Patterson & Tucker  
7 West Seventh Street  
Suite 1400  
Cincinnati, OH 45202  
(513) 721-3330

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:

GRACE WAITMAN  
8012 DELMAR BLVD., UNIT 2E  
ST LOUIS, MO 63130