

Updated: 01/25/24 at 12:32 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Nov 30, 2023 at 10:00 am

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0177-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$178,640.38

Cause Number: 82D06-2303-MF-001509

Plaintiff: NATIONSTAR MORTGAGE LLC

Defendant: HOMER LOVE, 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:

Unit 4322 in Building #2 in Megan Manor a Horizontal Property Regime, together with an undivided percentage interest in the Common Areas, both general and limited appertaining to said Condominium Unit, according to the Declaration therefore and exhibits attached thereto entitled "Declaration of Horizontal Property Regime for Megan Manor" adopted May 15, 2006 and recorded May 15, 2006 as Instrument No. 2006R00017470 in the office of the Recorder of Vanderburgh County, Indiana, and the supplemental plans therefore, if any, all recorded in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 4322 NORTH FULTON AVENUE, EVANSVILLE, IN 47710

Parcel No. 82-05-12-034-392.011-020

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.

Megan Epperson, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579

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:

DEBORAH E. LOVE
3 MEADOW LANE
NEWARK, DE 19713-2754

ASHLEY LOVE
151 ROOSEVELT AVENUE, TRAILOR 07
DOVER, DE 19901-4482

UNKNOWN HEIRS AND/OR DEVISEES OF HOMER L
4322 NORTH FULTON AVENUE
EVANSVILLE, IN 47710

UNKNOWN HEIRS AND/OR DEVISEES OF RONALD J
4322 NORTH FULTON AVENUE
EVANSVILLE, IN 47710

JOHN COREY
9 SCHOONERS SQUARE
FREEHOLD, NJ 07728-3751

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0178-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$72,518.65

Cause Number: 82D06-2305-MF-002561

Plaintiff: NAVY FEDERAL CREDIT UNION

Defendant: DEBRA BITTNER ANA DEBRA L. BITTNER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; RECEIVABLES MANAGEMENT PARTNERS, LLC; ST-ATE OF INDIANA, DEPARTMENT OF REVENUE

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 TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN BLOCK SEVENTY (70) IN EVANSVILLE INDUSTRIAL ADDITION, AN ADDITION LYING ADJACENT TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGES 190 AND 191 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 517 SOUTH BOSSE AVE, EVANSVILLE, IN 47713

Parcel No. 82-05-27-018-159.058-025 AND 82-05-27-018-159.059-025 AND 82- 05-27-018-159.060-025

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

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:

GINA SHIELDS
OFFICE OF THE UNITED STATES ATTORNEY
SOUTHERN DISTRICT OF INDIANA
10 WEST MARKET, SUITE 2-100
INDIANAPOLIS, IN 46204

DEBRA BITTNER ANA DEBRA L. BITTNER
517 S BOSSE AVE
EVANSVILLE, IN 47712

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0179-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$29,881.01

Cause Number: 82D05-2212-MF-005716

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C

Defendant: THE UNKNOWN HEIRS, DEVISEES, LEGATEE, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS, AND THE UNKNOWN GUARDIANS OF MINOR AND OR INCOMPETENT HEIRS OF SHARON R. GRAPER

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 EIGHTEEN (18), BLOCK EIGHT (8), VANDERBURGH ADDITION TO THE CITY OF EVANSVILLE, ACCORDING TO THE RECORDED PLAT THEREOF. ALSO: A PART OF LOT 19 IN BLOCK 8 IN VANDERBURGH ADDITION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 10 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 19 A DISTANCE OF 129 FEET TO THE WEST LINE OF SAID LOT 19; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 19 A DISTANCE OF 129 FEET TO THE PLACE OF BEGINNING, THE TRACT THUS DESCRIBED BEING A STRIP OF UNIFORM WIDTH OF 10 FEET ACROSS THE ENTIRE SOUTH SIDE OF SAID LOT 19 ADJOINING LOT 18 IN BLOCK 8 IN VANDERBURGH ADDITION. SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND BUILDING SET BACK LINE FOR BLOCK EIGHT IN VANDERBURGH ADDITION AS PER PLAT BOOK C, PAGE 265, IN THE RECORDS OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 1012 N ELLIOT ST, EVANSVILLE, IN 47711

Parcel No. 82-06-20-025-071.026-029

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

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:
OCCUPANT(S)
1012 N. ELLIOT ST.
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: 23-0180-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$50,618.29

Cause Number: 82C01-2305-MF-002111

Plaintiff: MIDFIRST BANK

Defendant: THE UNKNOWN HEIRS AT LAW OF KEVIN A. MARTIN, DECEASED and OCCUPANT(S) OF 403 EAST EICHEL AVENUE, EVANSVILLE, IN 47711

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 15 and the adjoining 5 feet of Lot 16 in Block 6 in Garvin Park, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, pages 324 and 325 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 403 EAST EICHEL AVENUE, EVANSVILLE, IN 47711

Parcel No. 82-06-20-026-057.003-029

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.

Nathan Dewan, Plaintiff's Attorney
Attorney No. 35006-82
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:
OCCUPANT(S) OF
403 EAST EICHEL 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: 23-0181-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$103,799.79

Cause Number: 82C01-2203-MF-001000

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: DONALD D. ANDERSON and ET AL.

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh County Indiana, requiring me to make the sum as provided for in said DECREE, with interest and cost, I will expose at public sale to the highest bidder at the date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Five (5) in Block Two (2) in Belvedere, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book J, Page 22 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 1922 JOYCE AVE, EVANSVILLE, IN 47714

Parcel No. 82-06-35-011-123.021-027

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.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
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

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:

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

DONALD D. ANDERSON
1922 JOYCE AVE
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: 23-0182-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$28,156.39

Cause Number: 82C01-2306-MF-002622

Plaintiff: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Defendant: MARK W. BALLOW and CAPTIAL ONE BANK (USA), N.A., SYNCHRONY BANK, BANK OF AMERICA, N.A., CAVALRY SPV I. LLC AS ASSIGNEE OF CITIBANK, U.S. BANK NATIONAL ASSOCIATION AND MIDLAND CREDIT MANAGEMENT, 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:

PART OF LOT SIX (6) IN KAZAR DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST IN THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN DEED RECORD T, PAGES 624 AND 625 AND TRANSCRIBED TO PLAT BOOK A, PAGES 184 AND 185 AND RETRANSCRIBED TO PLAT BOOK E, PAGES 186 AND 187 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT SIX (6) A DISTANCE OF FORTY-TWO (42) FEET SOUTH OF THE SOUTH LINE OF MISSOURI STREET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT SIX (6) A DISTANCE OF NINETY-FOUR (94) FEET; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE FORTY-THREE (43) FEET; THENCE EAST NINETY-FOUR (94) FEET TO A POINT OF SAID EAST LINE; THENCE NORTH, ALONG SAID EAST LINE FORTY-THREE (43) FEET TO THE PLACE OF BEGINNING.

Commonly Known as: 1024 READ ST, EVANSVILLE, IN 47710

Parcel No. 82-06-19-027-018.016-029

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.

Alan W. McEwan, Plaintiff's Attorney
Attorney No. 24051-49
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'S SALE

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

PLEASE SERVE:
MARK W. BALLOW
1024 READ ST
EVANSVILLE, IN 47710

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0183-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$431,343.73

Cause Number: 82D06-2304-MF-001722

Plaintiff: LOANDEPOT.COM, LLC

**Defendant: LARRY D. SIMMONS and VICKI E. SIMMONS, CAMBRIDGE HOMEOWNERS ASSOCIATION, INC.,
FIFTH THIRD BANK F/K/A CIVITAS BANK, STATE OF INDIANA, UNITED STATES OF AMERICA AND
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Vanderburgh County Indiana, requiring me to make the sum as provided for in said DECREE, with interest and cost, I will expose at public sale to the highest bidder at the date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Fifty-nine (59) in Cambridge Subdivision, Section 1, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book Q, Page 37, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 1247 HAVERHILL DR, EVANSVILLE, IN 47725-6412

Parcel No. 82-02-28-009-266.059-030

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Barry T Barnes, Plaintiff's Attorney
Attorney No.
Feiwell & Hannoy PC
8415 Allison Pointe Boulevard, Suite 400
Indianapolis, IN 46250
(317) 237-2727
Atty File#: 098512F04

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:

LARRY D. SIMMONS
1247 HAVERHILL DR
EVANSVILLE, IN 47725-6412

VICKI E. SIMMONS
1247 HAVERHILL DR
EVANSVILLE, IN 47725-6412

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0184-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$274,664.15

Cause Number: 82D07-2203-MF-000920

Plaintiff: FREEDOM MORTGAGE CORPORATION

Defendant: PATRICK R. WAGGAMAN

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 379 of Cayman Ridge Section 4, Phase 4, as shown upon the plat of record in Plat Book V, Page 28, Instrument No. 2019R00021892, in the Office of the Vanderburgh County Recorder, to which plat reference is hereby made for a more particular description.

Commonly Known as: 9808 BLYTH DR, EVANSVILLE, IN 47725-7901

Parcel No. 82-04-22-002-911.011-019

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisement laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

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#: 105115F01

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:
PATRICK R. WAGGAMAN
9808 BLYTH DR
EVANSVILLE, IN 47725-7901

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0185-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$31,978.34

Cause Number: 82C01-2306-MF-002726

Plaintiff: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3

Defendant: GARY DEMARCO STEWART, AKA GARY MARCO STEWART and UNKNOWN OCCUPANTS AND GARY DEMARCO STEWART

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:

Parcel One: The South Half of Lot Five (5) in James L. Orr's Subdivision of Lot Ten (10) in Block Seven (7) in Elliott's Enlargement of the City of Evansville, Vanderburgh County, Indiana, according to the plat thereof, recorded in Plat Record C, Page 275, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel Two: Lot Four (4) in the Subdivision of Lot Ten (10) in Block Seven (7) in Elliott's Subdivision of the City of Evansville, also Six (6) feet of vacated alley adjoining said Lot Four (4), according to the recorded plat thereof.

Commonly Known as: 765 SOUTH ELLIOT STREET, EVANSVILLE, IN 47713

Parcel No. 82-06-29-021-060.009-029

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.

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

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 DEMARCO STEWART, AKA GARY MARCO ST
200 NORTH KIMBALL STREET
MOUNT VERNON, IN 47620

UNKNOWN OCCUPANTS
765 SOUTH ELLIOT STREET
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: 23-0186-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$211,071.14

Cause Number: 82C01-2301-MF-000183

Plaintiff: NEWREZ LLC D/B/A SHEILPOINT MORTGAGE SERVICING

Defendant: JASON A. SCHMITT

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 318 in Cayman Ridge Subdivision, Section 4, Phase 1, as shown by plat of record in Plat Book T, Page 189, Instrument No. 2015R00019992, Office of the Vanderburgh County Recorder, to which plat reference is hereby made for a more particular description of said lot.

Commonly Known as: 2607 BERMUDA COURT, EVANSVILLE, IN 47725

Parcel No. 82-04-22-002-876.019-019

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisement laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

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

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:
JASON A. SCHMITT
2607 BERMUDA COURT
EVANSVILLE, IN 47725

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0187-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$90,829.47

Cause Number: 82D05-2003-MF-001088

Plaintiff: DLJ MORTGAGE CAPITAL, INC

Defendant: BRYAN LEWIS and SEANTE LEWIS, SHANTOL LEWIS, BRUMBAUGH & QUANDAH, PC, DISCOVER BANK, EVANSVILLE-VANDERBURGH COUNTY BUILDING COMMISSION, INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY, PROFESSIONAL AND BUSINESS COLLECTIONS, INC., 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:

Part of the Northeast Quarter of the Southeast Quarter of Section Thirty-four (34), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point Five Hundred Ninety-six (596) Feet South of the Northeast corner of said Quarter Quarter Section; thence South One Hundred Thirty (130) Feet; thence West Forty-six (46) Feet; thence North One Hundred Thirty (130) Feet to the South line of Koressel Avenue; thence East Forty-Six (46) Feet to the beginning, except Twenty-three (23) Feet off the South side conveyed for Levee. Also, part of the Northwest Quarter of the Southwest Quarter of Section Thirty-five (35), Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point on the South line of Koressel Avenue Five Hundred Ninety-six (596) Feet South of the Northwest corner of said Quarter Quarter Section; thence East Forty-six (46) Feet; thence South One Hundred Thirty (130) Feet; thence West Forty-six (46) Feet; thence North One Hundred Thirty (130) Feet to the beginning except the part thereof conveyed to the City of Evansville for Levee.

Commonly Known as: 3458 KORESSEL AVENUE, EVANSVILLE, IN 47712

Parcel No. 82-05-34-019-021.008-025, 82-05-35-019-014.005-025

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

David M Bengs, Plaintiff's Attorney
Attorney No. 16646-20
Marinosci Law Group, PC
455 West Lincolnway
Suite B
Valparaiso, IN 46385
(219) 386-4700

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:

CHAD DICKERSON
320 NORTH MERIDIAN STREET, SUITE 1022
INDIANAPOLIS, IN 46204

MATTHEW KORESSEL
20 NW 1ST ST, 9TH FL, PO BOX 916
EVANSVILLE, IN 47706

BRYAN LEWIS
3458 KORESSEL AVENUE
EVANSVILLE, IN 47712

NICHOLAS GOLDING
501 MAIN ST, STE 100, PO BOX 3646
EVANSVILLE, IN 47735

BRYAN LEWIS
100 DE KRUIS PLACE, APT. 19K
BRONX, NY 10475

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0188-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$138,569.49

Cause Number: 82D01-2207-MF-003336

Plaintiff: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Defendant: TAMARA H BECK 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 FORTY-SIX (46) DI CLOVERLAWN SUBDIVISION NO. 2, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK J, PAGE 175, IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 3001 LONGACRE DR, EVANSVILLE, IN 47711

Parcel No. 82-06-10-002-414.046-019

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisement laws. In accordance to the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners.

* An entire Sheriff's Sale may be cancelled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is cancelled, each parcel will be cancelled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

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

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:

JEFFERSON CAPITAL SYSTEMS, LLC
SERVE: CORPORATION SERVICE COMPANY, REGIS
135 NORTH PENNSYLVANIA STREET, SUITE 1610
INDIANAPOLIS, IN 46204

MIDLAND FUNDING LLC
SERVE: CORPORATION SERVICE COMPANY, REGIS
135 NORTH PENNSYLVANIA STREET, SUITE 1610
INDIANAPOLIS, IN 46204

MELISSA C. POWELL
3001 LONGACRE DRIVE
EVANSVILLE, IN 47711

MICHAEL SMITH, JR.
3001 LONGACRE DRIVE
EVANSVILLE, IN 47711

TARNARA H BECK
1063 STANLEY 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: 23-0189-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$67,211.91

Cause Number: 82D01-2212-MF-005781

**Plaintiff: AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**

**Defendant: GEORGE R. HERTEL (DECEASED) and UNKNOWN HEIRS AT LAW AND DEVISEES OF GEORGE R.
HERTEL (DECEASED); MAXINE RUSSELL AND CHERYL GOUGH**

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 EAST TWENTY (20) FEET OF LOT TWO (2) AND THE WEST FIFTEEN (15) FEET OF LOT THREE (3) IN BLOCK THREE (3) 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: 703 KECK AVENUE, EVANSVILLE, IN 47711

Parcel No. 82-06-17-031-039-002-029

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.

Andrew Kraemer, Plaintiff's Attorney
Attorney No. 14872-71
Johnson Blumberg & Associates LLC
230 W Monroe Ste 1125
Chicago, IL 60606
(312) 541-9710

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:

GEORGE R. HERTEL (DECEASED)
703 KECK AVENUE
EVANSVILLE, IN 47711

UNKNOWN HEIRS AT LAW AND DEVISEES OF GEO
703 KECK AVENUE
EVANSVILLE, IN 47711

UNKNOWN OCCUPANTS
703 KECK AVENUE
EVANSVILLE, IN 47711

CHERYL GOUGH
17825 15 MILE RD. 25
CLINTON TOWNSHIP, MI 48035

MAXINE RUSSELL
100 FAIRWAY LN.
GREENVILLE, TN 37743

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0190-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$107,573.40

Cause Number: 82C01-1805-MF-003181

Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Defendant: YVONNE M. GARRETT and PROFESSIONAL & BUSINESS COLLECTIONS, LLC

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 NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST, IN THE CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES TWO HUNDRED EIGHTY-FIVE AND FIFTY-THREE HUNDREDTHS (285.53) FEET NORTH AND SIX HUNDRED SIXTY (660) FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID HALF QUARTER SECTION SIXTY-EIGHT AND EIGHTY-SEVEN HUNDREDTHS (68.87) FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE THEREOF ONE HUNDRED THIRTY-TWO (132) FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE THEREOF SIXTY-EIGHT AND EIGHTY-SEVEN HUNDREDTHS (68.87) FEET; THENCE EAST AND PARALLEL TO SAID SOUTH LINE ONE HUNDRED THIRTY-TWO (132) FEET TO THE PLACE OF BEGINNING. THE ABOVE DESCRIBED REAL ESTATE IS ALSO KNOWN AS A PART OF LOT SIXTEEN (16) IN THE UNRECORDED PLAT OF BECKMAN PLACE. A STRIP OF LAND TWENTY-FIVE (25) FEET IN WIDTH IS RESERVED OFF THE WEST SIDE OF THE ABOVE -DESCRIBED REAL ESTATE FOR A PUBLIC ROADWAY.

Commonly Known as: 1750 S DEXTER AVE, EVANSVILLE, IN 47714

Parcel No. 82-06-34-011-023.047-027

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.

Nathan Dewan, Plaintiff's Attorney
Attorney No. 35006-82
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

Knight Township

PROPERTY MUST BE VACATED
BY DAY OF THE SHERIFF'S SALE

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

PLEASE SERVE:

YVONNE M. GARRETT
1750 S DEXTER AVE
EVANSVILLE, IN 47714

MALLORY C. DECKARD
501 MAIN STREET, SUITE 100
P.O. BOX 3646
EVANSVILLE, IN 47735-3646

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0191-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$92,797.03

Cause Number: 82C01-2210-MF-004768

Plaintiff: FIFTH THIRD BANK, NATIONAL ASSOCIATION

Defendant: BRYAN J. STEELE 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 Five (5) and Six (6) in Block Three (3) in Tekoppel Place, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book D, Pages 470 and 471 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 306 N ELM ST, EVANSVILLE, IN 47712

Parcel No. 82-05-22-007-215.005-024

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.

S Brent Potter, Plaintiff's Attorney
Attorney No. 10900-49
Doyle & Foutty, P.C.
41 E Washington Street, Ste 400
Indianapolis, IN 46204-2456
(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:

CHAD DICKERSON
320 N. MERIDIAN STREET, SUITE 1022
INDIANAPOLIS, IN 46204

BRYAN J. STEELE
306 N ELM ST
EVANSVILLE, IN 47712

ROBERT R. FAULKNER
1809 ALIENS LANE
P.O. BOX 4208
EVANSVILLE, IN 47724

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0192-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$70,154.22

Cause Number: 82D05-2202-MF-000516

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC

**Defendant: UNKNOWN HEIRS AT LAW AND DEVISEES OF BRENDA S. LANE and MED- 1 SOLUTIONS, LLC;
STATE OF INDIANA, DEPARTMENT OF REVENUE AND JASON GREENWELL**

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 ONE (1) IN EASTERN TERRACE, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 155 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 2200 CONLIN AVENUE, EVANSVILLE, IN 47714

Parcel No. 82-06-34-012-004.001-027

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.

Andrew Kraemer, Plaintiff's Attorney
Attorney No. 14872-71
Johnson Blumberg & Associates LLC
230 W Monroe Ste 1125
Chicago, IL 60606
(312) 541-9710

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:

MED- 1 SOLUTIONS, LLC
C/O WILLIAM J. HUFF
517 US HIGHWAY 31 N
GREENWOOD, IN 46142

STATE OF INDIANA, DEPARTMENT OF REVENUE
C/O OFFICE OF THE INDIANA ATTORNEY GENERAL
302 WEST WASHINGTON STREET, FIFTH FLOOR
INDIANAPOLIS, IN 46204

STATE OF INDIANA, DEPARTMENT OF REVENUE
100 NORTH SENATE, #248
INDIANAPOLIS, IN 46204

JASON GREENWELL
2200 CONLIN AVE.
EVANSVILLE, IN 47714

UNKNOWN HEIRS AT LAW AND DEVISEES OF BREN
2200 CONLIN 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: 23-0193-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$95,512.58

Cause Number: 82C01-1912-MF-006577

Plaintiff: PHH MORTGAGE CORPORATION

Defendant: BRIAN S. KENNADA, AKA BRIAN ICENNADA and DEENECE N. HOTZ, INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY, CITY OF EVANSVILLE, INDIANA AND 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:

Lot One Hundred fourteen (114) in Valley Downs, Section II, an addition to the City of Evansville, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book K, Page 212, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 3005 SARATOGA DRIVE, EVANSVILLE, IN 47715

Parcel No. 82-06-14-016-092.114-027

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

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:

BRIAN S. KENNADA, AKA BRIAN KENNADA
3005 SARATOGA DRIVE
EVANSVILLE, IN 47715

DEENECE N. HOTZ
3005 SARATOGA DRIVE
EVANSVILLE, IN 47715

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0194-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$78,430.56

Cause Number: 82D07-2303-MF-001455

Plaintiff: NEWREZ LLC D/B/A SHEI1POINT MORTGAGE SERVICING

Defendant: SHERRY FETCHER and THE UNKNOWN HEIRS, DEVISEES, LEGATEE, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS, AND THE UNKNOWN GUARDIANS- OF MINOR AND OR INCOMPETENT HEIRS OF ROGER B. FETCHER, DECEASED; EVANSVILLE RESTORATION, LLC

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 FOUR (4) IN THE CORRECTED PLAT OF INGLEHILLS SUBDIVISION, A SUBDIVISION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK N, PAGE 160 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 13930 MARTIN RD, EVANSVILLE, IN 47725

Parcel No. 82-04-07-035-168.002-031

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

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:
SHERRY FETCHER
13930 MARTIN RD
EVANSVILLE, IN 47725

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0195-SS

Date & Time of Sale: Thursday, November 30, 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
Atty File#: 105321F01

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: 23-0196-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$59,259.08

Cause Number: 82D05-2303-MF-001534

Plaintiff: HABITAT FOR HUMANITY OF EVANSVILLE, INC.

Defendant: DORIS J. DOUGLAS and TREASURER OF VANDERBURGH COUNTY

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:

Three (3) feet of Lot Eight (8) adjoining Lot Nine (9), all of Lots nine (9) and Ten (10) in Block Eight (8) in Heidelberg and Elsas' Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book "B" pages 114 and 115 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 24 W. DELAWARE, EVANSVILLE, IN 47710

Parcel No. 82-06-20-025-009.007-029 AND 82-06-20-025-009.008-029

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.

John H. Goth, Plaintiff's Attorney
Attorney No. 34604-41
Fine & Hatfield
520 N.W. Second Street
Evansville, IN 47705-0779
(812) 425-3592

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:

TREASURE OF VANDERBURGH COUNTY
1 N.W. MARTIN LUTHER KING JR. BLVD.
EVANSVILLE, IN 47708

DORIS J. DOUGLAS
24 W. DELAWARE
EVANSVILLE, IN 47710

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0197-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$95,256.39

Cause Number: 82D01-2210-MF-004692

Plaintiff: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Defendant: RAYMOND POWERS and DISCOVER 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 47 VALLEY DOWNS, SECTION II, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT 'THEREOF, RECORDED IN PLAT BOOK "K", PAGE 212, IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Commonly Known as: 4117 SADDLEBROOKE LANE, EVANSVILLE, IN 47715

Parcel No. 82-06-11-092-047-027

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.

Andrew Kraemer, Plaintiff's Attorney
Attorney No. 14872-71
Johnson Blumberg & Associates LLC
230 W Monroe Ste 1125
Chicago, IL 60606
(312) 541-9710

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:

DISCOVER BANK
C/O REGISTERED AGENT
502 E. MARKET ST.
GREENWOOD, DE 19950

RAYMOND POWERS
4117 SADDLEBROOKE LANE
EVANSVILLE, IN 47715

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0198-SS

Date & Time of Sale: Thursday, November 30, 2023 at 10:00 am

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

Judgment to be Satisfied: \$35,087.71

Cause Number: 82D07-2309-CC-004678

Plaintiff: GSFNT RECOVERY FUND, LLC

Defendant: DANIEL J. VANNOY A/K/A JAMES D. VANNOY

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:

BON AIR LOT 6, BLC

Commonly Known as: 11 SOUTH WELWORTH AVENUE, EVANSVILLE, IN 47714

Parcel No. 82-06-27-011-049.006-027

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.

TASHA ROBERTS, Plaintiff's Attorney
Attorney No.
WONG FLEMING
(317) 631-0172

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:

DANIEL J. VANNOY A/K/A JAMES D. VANNOY
11 SOUTH WELWORTH AVENUE
EVANSVILLE, IN 47714