

Updated: 01/30/24 at 12:32 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Thu, Dec 28, 2023 at 10:00 am

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0199-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$85,837.60

Cause Number: 82D06-2304-MF-001994

Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE3

Defendant: WILLIAM F. STADER 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:

PARCEL A Part of the Northeast Quarter of the Southwest Quarter of Section Twenty-One (21), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point on the East Line of said Quarter Quarter section, One Hundred (100) feet North of the Southeast Corner thereof, running thence West and parallel to the South line of said Quarter Quarter section, Three Hundred Thirty-Four and Seven Tenths (334.7) feet, running thence North and parallel to the East line of said Quarter Quarter section, One Hundred (100) feet, running thence East and parallel to the South Line of said Quarter Quarter section, Three Hundred Thirty-Four and Seven Tenths (334.7) feet to the East line thereof; thence South along said East line, One Hundred (100) feet to the place of beginning. A strip of land Thirty (30) feet in width, taken from the East side of the above described real estate, is subject to the right-of-way for Boehne Camp Road. PARCEL B Also, part of the Northeast Quarter of the Southwest Quarter of section Twenty-One (21) Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point on the East Line of said Quarter Quarter section, Two Hundred (200) feet North of the Southeast Corner thereof; thence West Three Hundred Thirty-Four and Seven Tenths (334.7) feet; thence North and parallel to the East line of said Quarter Quarter section, Thirty (30) feet; thence East and parallel to the South line of said Quarter Quarter section, Three Hundred Thirty-Four and Seven Tenths (334.7) feet to the East line thereof; thence South along the said East line Thirty (30) feet to the place of 'beginning. A strip of land Thirty (30) feet in width, taken from the East end of the above described Real Estate, is subject to the right-of-way for Boehne Camp Road

Commonly Known as: 408 NORTH BOEHNE CAMP ROAD, EVANSVILLE, IN 47712

Parcel No. 82-05-21-007-288.016-024

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.

Robert S. Kruzynski, Plaintiff's Attorney
Attorney No.
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
Atty File#: 15-23-00538

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:

CAROLYN I. STADER
408 NORTH BOEHNE CAMP ROAD
EVANSVILLE, IN 47712

WILLIAM F. STADER
408 NORTH BOEHNE CAMP ROAD
EVANSVILLE, IN 47712

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0200-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$84,875.85

Cause Number: 82C01-2305-MF-002555

Plaintiff: FIFTH THIRD BANK, NATIONAL ASSOCIATION

Defendant: THE UNKNOWN HEIRS AT LAW OF LOUIS T. REUTER JR., DECEASED and ET AL.

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

Lot two (2) in Block fourteen (14) in Eastview Terrace, a subdivision of part of the North half of the Northwest quarter of Section three (3), Township seven (7) South, Range ten (10) West, in Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book H, Pages 94, 95 and 96, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 2205 FRISSE AVE, EVANSVILLE, IN 47714

Parcel No. 82-09-03-012-111.025-027

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.

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 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

OCCUPANT(S) OF
2205 FRISSE 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: 23-0201-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$78,012.18

Cause Number: 82C01-2306-MF-002982

Plaintiff: FIFTH THIRD BANK, N.A.

Defendant: SHARON F. CARROLL and OCCUPANT(S) OF 209 W COLUMBIA ST, EVANSVILLE, IN 47710

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 Seventeen (17) in the Subdivision Block 11 Kazars Subdivision, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, page 294, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 209 W COLUMBIA ST, EVANSVILLE, IN 47710

Parcel No. 82-06-19-027-011.014-029

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.

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 SALE

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

PLEASE SERVE:

SHARON F. CARROLL
1006 BEATY BLVD, APT B108
GALLATIN, IN 37066

OCCUPANT(S) OF
209 W COLUMBIA 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: 23-0202-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$62,838.53

Cause Number: 82D07-2305-MF-002477

Plaintiff: CHASE MORTGAGE HOLDINGS, INC., S/B/M TO JPMC SPECIALTY MORTGAGE LLC

Defendant: FRANKLIN D. HAMILTON and CRAIG D. HAMILTON, PROFESSIONAL & BUSINESS COLLECTIONS LLC, CITY OF EVANSVILLE, ALLY BANK, JOHN M. GRAYBILL, DEACONESS HOSPITAL, INC. AND MED 1 SOLUTIONS 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 Two (2) in Block Seven in Plaza Meadows II "Four", an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book L, page 37, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 655 BONNIE VIEW DR, EVANSVILLE, IN 47715-6948

Parcel No. 82-07-30-014-127-002-027

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.

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#: 057925F03

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:

FRANKLIN D. HAMILTON
475 S GOVERNOR ST APT
EVANSVILLE, IN 47713-1965

CRAIG D. HAMILTON
1515 TAYLOR AVE
EVANSVILLE, IN 47714-2826

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0203-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$60,043.37

Cause Number: 82D06-2304-MF-001714

Plaintiff: PENNYMAC LOAN SERVICES, LLC

Defendant: JOHN J. INKENBRANDT and KATHRYN R. INKENBRANDT, INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY, MED-1 SOLUTIONS LLC, PERSONAL FINANCE COMPANY LLC, MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO SYNCHRONY BANK AS ISSUER OF AMAZON CREDIT CARD, PROFESSIONAL & BUSINESS COLLECTIONS, LLC, AS AGENT FOR COLLECTION FOR DEACONESS HOSPITAL, INC. AND LVNV FUNDING 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 Ten (10) and the adjoining Eight and One-third (8 1/3) feet of lot Eleven (11) in Block Four (4) in Wedeking Addition to the City of Evansville, as per plat thereof, recorded in Plat Book F, Page 208, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 413 RICHARDT AVE, EVANSVILLE, IN 47711-3743

Parcel No. 82-06-17-031-012.001-029

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.

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#: 090565F04

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:

KATHRYN R. INKENBRANDT
413 RICHARDT AVE
EVANSVILLE, IN 47711-3743

JOHN J. INKENBRANDT
5602 SPRINGFIELD DR
EVANSVILLE, IN 47720-6912

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: 23-0204-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$7,095,342.99

Cause Number: 82D07-2201-MF-000064

Plaintiff: FUND INVESTMENT 111, LLC

Defendant: K2 RETAIL EVANSVILLE, 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 Numbered One (1) in K2 Subdivision, a Replat of Lot 2 and Lot 3 in The Promenade Section 5 Phase 1 subdivision, an Addition to the City of Evansville, as per plat thereof, recorded September 16, 2020, in Plat Book V, page 67, as Instrument No. 2020R00024145, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 1021 HIRSCHLAND ROAD, EVANSVILLE, IN 47715

Parcel No. 82-07-19-014-206.002-027 AND 82-07-19-014-206.003-027

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.

Melissa McCarty, Plaintiff's Attorney
Attorney No.
Kroger, Gardis & Regas, LLP
111 Monument Circle, Ste 900
Indianapolis, IN 46204-5125

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:

GENE KOHUT
401 S. OLD WOODWARD, SUITE 320
BIRMINGHAM, MI 48009

JEROME MASAKOWSKI
30500 NW HIGHWAY, SUITE 210
FARMINGTON HILLS, MI 48334

K2 RETAIL EVANSVILLE, LLC
6157 28TH ST. SE SUITE 18
GRAND RAPIDS, MI 49446

KRIS KRSTOVSKI
6157 28TH STREET SE
GRAND RAPIDS, MI 49546

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0205-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$82,722.43

Cause Number: 82D01-2304-MF-001643

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

Defendant: GREGORY L. WELLS, (DECEASED) and SUSAN A. WELLS, CITY OF EVANSVILLE, CITY OF EVANSVILLE WAS DEFENDANT(S)

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 Seven (7) in Newport subdivision, a subdivision in the City of Evansville, as per plat thereof, recorded in Plat Book K, Page 98 in the Office of the Recorder of Vanderburgh County, Indiana Subject to all roadways, highways, easements, rights of way, assessments, building and use restrictions of record or affecting the use or occupancy of said real estate.

Commonly Known as: 2129 SWEETSER AVENUE, EVANSVILLE, IN 47714

Parcel No. 82-06-34-014-120.007-027

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.

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Douglas Haman, Plaintiff's Attorney
Attorney No. 21328-15
Law Office of Douglas Haman, Esq., LLC
P.O. Box 14328
Cincinnati, OH 45202
(513) 702-2112

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:

SUSAN A. WELLS
2129 SWEETSER AVENUE
EVANSVILLE, IN 47714

DOUGLAS HAMAN (21328-15), OF COUNSEL
TRIAL COUNSEL FOR PLAINTIFF
SANDHU LAW GROUP, LLC
1213 PROSPECT AVENUE, SUITE 300
CLEVELAND, OH 44115

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQ
3501 OLYMPUS BOULEVARD
5TH FLOOR, SUITE 500
DALLAS, TX 75019

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: 23-0206-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$85,649.12

Cause Number: 82C01-2206-MF-002555

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC

Defendant: BOBBIE PIERSON and AS TRUSTEE OF THE BOBBIE J. PIERSON PRIMARY TRUST, UTD MARCH 31, 2005, KAREN WILSON AND BOBBIE PIERSON

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 Northwest Quarter of the Southwest Quarter of Section 19, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana as per a survey dated July 24th, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-9684 and being more particularly described as follows: Commencing at a 5/8" rebar with remnants of an aluminum cap stamped "Michael Feldbusch LS0459" at the Northwest corner of said Quarter, Quarter Section; thence North 90° 00' 00" East 583.28 feet; thence South 00° 01' 37" West 250.72 feet to a mag nail with washer stamped "Donald Gries 29900003" at the Northwest corner of the property conveyed to Bobbie J. Pierson, as described in deed recorded as Document Number 2005R-16297 in the office of the Recorder and being the true point of beginning; thence along the West boundary of said Pierson property 1st South 00° 01' 37" West 183.29 feet to the Southwest corner of said Pierson property; thence along the South boundary of the property conveyed to Melissa Rose as described in deed recorded as Document Number 2017R-16704 in the office of the Recorder 2nd South 89° 25' 29" West 17.50 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the West line of said Pierson property 3rd North 00° 01' 37" East 183.47 feet; thence 4th South 89° 58' 23" East 17.50 feet to the true point of beginning and containing 0.074 acres (3,209.1 square feet) more or less. The above-described property is in addition to the property acquired by Bobbie J. Pierson, as Trustee of the Bobbie J. Pierson Primary Trust, UTD March 31, 2005 by Deed Number 2005R00016297 on May 23, 2005 and shall be combined with the property acquired by Deed Number 2005R00016297. The new legal description for the property Bobbie J. Pierson, as Trustee of the Bobbie J. Pierson Primary Trust, UTD March 31, 2005 acquired by deed on May 23, 2005, combined with the above described property Bobbie J. Pierson, as Trustee of the Bobbie J. Pierson Primary Trust, UTD March 31, 2005 acquired by Court Order on June 4, 2019, is as follows: Part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana as per a survey dated July 24th, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No 29900003, under Project No. S-9684 and being more particularly described as follows: Commencing at a 5/8" rebar with remnants of an aluminum cap stamped "Michael Feldbusch LS0459" at the Northwest corner of said Quarter, Quarter Section; thence North 90° 00' 00" East 583.28 feet; thence South 00° 01' 37" West 250.72 feet to a mag nail with washer stamped "Donald Gries 29900003" at the Northwest corner of the property conveyed to Bobbie J. Pierson as described in deed recorded as Document Number 2005R-16297 in the office of the Recorder and being the true point of beginning; thence along the North boundary of said Pierson property for the following 2 (two) courses 1st South 64° 57' 47" East 64.62 feet to a 1/2" inside diameter iron pipe; thence 2nd South 78° 05' 53" East 191.33 feet to the Northeast corner of said Pierson parcel, said point being in the centerline of Darmstadt Road; thence along the East boundary of said Pierson parcel and the centerline of Darmstadt for the following 2 (two) courses 3rd South 14° 02' 04" West 14.41 feet; thence 4th South 12° 01' 04" West 102.53 feet to the Southeast corner of said Pierson parcel; thence along the South boundary of said Pierson parcel and the extension thereof 5th South 89° 25' 29" West 238.52 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the West line of said Pierson property; thence 6th North 00° 01' 37" East 183.47 feet; thence 7th South 89° 58' 23" East 17.5 feet to the true point of beginning and containing 0.847 acres more or less. Subject To: The right of way for Darmstadt Road, located along the East boundary of the above described parcel.

Commonly Known as: 10126 DARMSTADT ROAD, EVANSVILLE, IN 47710

Parcel No. 82-04-19-002-110.029-019

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
Atty File#: 31800-15

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:

KAREN WILSON
7421 PARKSHORE DRIVE
APOLLO BEACH, FL 33572

BOBBIE PIERSON
10126 DARMSTADT ROAD
EVANSVILLE, IN 47710

BOBBIE PIERSON, AS TRUSTEE OF THE BOBBIE J.P
10126 DARMSTADT ROAD
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: 23-0207-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$71,462.22

Cause Number: 82C01-2307-MF-003194

Plaintiff: NATIONSTAR MORTGAGE LLC

Defendant: ALTSTADT PLUMBING SERVICE, INC. and UNKNOWN OCCUPANTS, THE UNKNOWN HEIRS DEVISEES, LEGATEES, BENEFICIARIES OF MARLENE ARNOLD, AND THEIR UNKNOWN CREDITORS; AND, THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF MARLENE ARNOLD AND PAMELA CHAMBERLAIN, AS POSSIBLE HEIR TO THE ESTATE OF MARLENE ARNOLD

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 Block Number Sixty-two (62) in Lamasco now a part of the City of Evansville described as follows, to-wit: Commencing on Michigan Street One Hundred and Seventy-five (175) feet West of the Southeast corner of said Block Number Sixty-two (62) and running thence East Thirty (30) feet thence at right angles North One Hundred and Nineteen (119) feet to a Twelve (12) foot alley which is hereby dedicated to the use of the public thence West along said alley Thirty (30) feet and thence South to the place of beginning, Vanderburgh County, Indiana.

Commonly Known as: 1915 WEST MICHIGAN STREET, EVANSVILLE, IN 47712

Parcel No. 82-05-24-030-021.010-029

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.

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:

PAMELA CHAMBERLAIN, AS POSSIBLE HEIR TO TH
2205 EAST EICHEL AVENUE
EVANSVILLE, IN 47711

THE UNKNOWN HEIRS DEVISEES, LEGATEES, BEN
UNKNOWN CREDITORS; AND, THE UNKNOWN EXE
REPRESENTATIVE OF THE ESTATE OF MARLENE A
1915 WEST MICHIGAN STREET
EVANSVILLE, IN 47712

UNKNOWN OCCUPANTS
1915 WEST MICHIGAN STREET
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: 23-0208-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$129,959.61

Cause Number: 82D07-2303-MF-001217

Plaintiff: M&T BANK

Defendant: BAYLEE R. COFFMAN, AKA BAYLEE COFFMAN

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

Lot Eleven (11) Block Three (3) in Dreier & Tiemann's Addition to Howell, now a part of the City of Evansville, as per plqt thereof recorded in Plat Book F Page 95 in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 1309 STINSON AVENUE, EVANSVILLE, IN 47712

Parcel No. 82-05-35-018-018.007-025

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.

Jennifer L. Snook, Plaintiff's Attorney
Attorney No.
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:

BAYLEE R. COFFMAN
1309 STINSON AVENUE
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: 23-0209-SS

Date & Time of Sale: Thursday, December 28, 2023 at 10:00 am

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

Judgment to be Satisfied: \$20,576.26

Cause Number: 82C01-2305-MF-002410

Plaintiff: FIFTH THIRD BANK, NATIONAL ASSOCIATION

Defendant: THE UNKNOWN HEIRS AT LAW OF GREGORY S. ADAMS; DECEASED and MID-WEST FEDERAL SAVINGS BANK AND FIFTH THIRD BANK (SOUTHERN INDIANA)

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

Ten (10) feet of lot fourteen (14) adjoining lot fifteen (15) and all of lot fifteen (15) in block three (3) in Heidelbach and Elsas Enlargement, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, Page 114, in the Office of the Recorder of Vanderburgh County, Indiana.

Commonly Known as: 314 E DELAWARE ST, EVANSVILLE, IN 47711

Parcel No. 82-06-20-025-004.012-029

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 SALE

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

PLEASE SERVE:
OCCUPANTS OF
314 E DELAWARE ST
EVANSVILLE, IN 47711