Updated: 04/13/23 at 2:09 AM

NOTICES OF SHERIFF'S SALE

Date & Time of Sale: Wed, Feb 08, 2023 at 1:00 pm

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

NOTICE OF SHERIFF'S SALE

CANCELED

Sheriff Sale File number: **90-23-0001-SS**

Date & Time of Sale: **Wednesday, February 8, 2023 at 1:00 pm**

Sale Location: **Wells County Courthouse First Floor, 102 W Market St, Bluffton, IN**

Judgment to be Satisfied: **$80,948.84**

Cause Number: **90C01-2204-MF-000013**

Plaintiff: **PENNYMAC LOAN SERVICES, LLC**

Defendant: **TYLER P. LINGERER**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Wells 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:

LAND SITUATED IN THE COUNTY OF WELLS, STATE OF INDIANA, IS DESCRIBED AS FOLLOWS:LOT NUMBERED 24 AS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF MERCHANT'S ADDITION TO THE TOWN OF UNIONDALE.

Commonly Known as: 5806 N SUGAR, UNIONDALE, IN 46791

Parcel No. 90-04-02-501-007.000-018

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.

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

Scott Holliday, Sheriff

By: Krista Markley,
Phone: 260/824.3426

Rockcreek Township

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

PLEASE SERVE:
TYLER P. UNGERER
5806 N SUGAR
UNIONDALE, IN 46791

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

NOTICE OF SHERIFF'S SALE

Sheriff Sale File number: **90-23-0002-SS**

Date & Time of Sale: **Wednesday, February 8, 2023 at 1:00 pm**

Sale Location: **Wells County Courthouse First Floor, 102 W Market St, Bluffton, IN**

Judgment to be Satisfied: **$83,624.56**

Cause Number: **90C01-2207-MF-000027**

Plaintiff: **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

Defendant: **CARY GEPHART and ET AL**

By virtue of a certified copy of a decree to me, directed from the Clerk of Superior/Circuit Court of Wells 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 WEST HALF OF LOT NUMBERED 207 AS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF THE TOWN, NOW CITY OF BLUFFTON. ALSO: THE EAST HALF OF THE VACATED ALLEY ADJOINING THE ABOVE DESCRIBED LOT NUMBERED 207 ON THE WEST BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT NUMBERED 207, THENCE WEST 7 1 /2 FEET TO THE CENTERLINE OF SAID VACATED ALLEY, THENCE SOUTH ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE NORTH LINE OF RILEY STREET IN THE CITY OF BLUFFTON, THENCE EAST 7 1 /2 FEET TO THE SOUTHWEST CORNER OF SAID LOT NUMBERED 207, THENCE NORTH ALONG THE WEST LINE OF SAID LOT NUMBERED 207 TO THE PLACE OF BEGINNING.

Commonly Known as: 222 EAST SOUTH STREET, BLUFFTON, IN 46714

Parcel No. 90-08-04-539-158.000-004

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.

Brian K. Tekulve, Plaintiff's Attorney
Attorney No.
Law Office of Gerald M. Shapiro, LLP
4805 Montgomery Road Suite 320
Norwood, OH 45212
(513) 396-8100

Scott Holliday, Sheriff

By: Krista Markley,
Phone: 260/824.3426

Lancaster Township

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

PLEASE SERVE:

OCCUPANTS
222 EAST SOUTH STREET
BLUFFTON, IN 46714

CARY GEPHART
2220 DUNKELBERG ROAD
LOT 848
FORT WAYNE, IN 46819-2153

BRIAN K. TEKULVE
LAW OFFICE OF GERALD M. SHAPIRO, LLP
4805 MONTGOMERY ROAD
SUITE 320
NORWOOD, OH 45212