

## Notice of Sheriff's Sale

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

By virtue of a certified copy of a decree to me directed from the Clerk of Superior Court of Ripley County, Indiana, in Cause No. 69D01-1609-MF-038, wherein J.P. Morgan Mortgage Acquisition Corp. was Plaintiff, and Wendell E. Gregory, et. al., were the Defendants, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder on the 5th day of September, 2017 at the hour of 1:00pm of said day at the Ripley County Sheriff's Department the fee simple of the whole body of Real Estate in Ripley County, Indiana:

SITUATED IN RIPLEY COUNTY, STATE OF INDIANA, AND FURTHER DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 13 EAST, BEGINNING AT A POINT ON THE SOUTH LINE OF THE B&O RAILROAD, WHICH POINT BEARS NORTH 71 DEGREES 30 MINUTES WEST, 623.7 FEET MEASURED ALONG THE RIGHT-OF-WAY LINE FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD WITH NORTH AND SOUTH CENTER LINE OF THE SOUTHWEST ONE-FOURTH OF SECTION 29, WHICH POINT IS ALSO 195.4 FEET SOUTH 71 DEGREES 30 MINUTES EAST FROM A SET STONE WHICH WAS THE ORIGINAL NORTHWEST CORNER OF ALBERT KRICK PROPERTY AS OF OCTOBER 1935; THENCE SOUTH 33 DEGREES WEST 199.5 FEET TO THE CENTER

LINE OF THE MOORES HILL AND MILAN ROAD; THENCE ALONG SAID CENTER LINE SOUTH 57 DEGREES 35 MINUTES EAST, 98.5 FEET; THENCE NORTH 32 DEGREES 30 MINUTES EAST TO THE SOUTH RIGHT-OF-WAY LINE OF THE B&O RAILROAD; THENCE NORTH 71 DEGREES 30 MINUTES WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING FORTY-EIGHT HUNDREDTHS (0.48) OF AN ACRE, MORE OR LESS.

State Parcel No. 69-08-19-333-010.000-010.

More Commonly known as: 212 East Carr Street, Milan, IN 47031.

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisalment laws.

All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon. Neither the Sheriff nor the Plaintiff in this case warrants either expressly or implied any title, location or legal description of any real estate sold at the sale. Any prospective bidder should obtain their own title evidence before making any bid on any properties subject to this sale.

DATE: June 1, 2017

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

**Jeff Cumberworth,**  
**Ripley County Sheriff**  
**Zarkis Daroga (17288-49)**  
**Shapiro, Van Ess,**  
**Phillips & Barragate, LLP**  
**4805 Montgomery Road,**  
**Suite 320**  
**Norwood, OH 45212**  
**(513) 396-8100**  
**Fax: (847) 627-8805**  
**zdaroga@logs.com**

23, 25, 27x  
hspaxlp L128

## Notice of Sheriff's Sale

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

By virtue of a certified copy of a decree to me directed from the Clerk of the Superior Court of Ripley County, Indiana, in Cause No. 69D01-1612-MF-000051 wherein AmeriFirst Financial Corporation was Plaintiff, and Richard W. Engel was the Defendant, 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, on the 5th day of September, 2017, at the hour of 1:00pm or as soon thereafter as is possible, at Sheriff's Office at 210 Monroe Street Versailles, IN 47042-0364, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

Washington Township: A part of the Southwest Quarter of Section 1, Township 7 North, Range 12 East, beginning in the center of Road 625 East at an iron pin 240 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; running thence South 346 feet along said centerline to a nail head; thence South 83 degrees 30' East, 377 feet to a stake; thence North 346 feet to a stake; thence North 83 degrees 30' West 377 feet to the beginning, containing 3 acres, more or less.

More commonly known as: 380 North County Road 625 East, Milan, IN 47031.

Parcel No. 69-14-01-000-024.000-021.

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisalment laws.

"Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 69D01-1612-MF-000051 in the Superior Court of the County of Ripley, Indiana."

**Jeff Cumberworth**  
**Sheriff of Ripley County**  
**Attorney for Plaintiff:**  
**Elyssa M. Meade**  
**ATTORNEY NO.**  
**25352-64**

**Manley Deas**  
**Kochalski LLC**  
**P.O. Box 441039**  
**Indianapolis, IN 46244**

23, 25, 27x  
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## Legal Notice

**OF DUKE ENERGY INDIANA, LLC'S PETITION FOR APPROVAL OF AN ADVANCED METER OPT-OUT TARIFF STANDARD CONTRACT RIDER NO. 59**

DUKE ENERGY INDIANA, LLC ("Duke Energy Indiana") hereby gives notice that on July 6, 2017, a Petition in Cause No. 44963 was filed with the Indiana Utility Regulatory Commission for approval of its Advanced Meter Opt-Out Rider, Standard Rider No. 59 to charge Duke Energy Indiana residential and small commercial customers who choose to opt out of Duke Energy Indiana's standard advanced metering infrastructure ("AMI") in accordance with 170 IAC 1-1.1-8 and 1-1.1-9 of the Commission's Rules of Practice and Procedure.

Standard Rider 59 is available to all qualifying Duke Energy Indiana residential and small commercial customers who choose to opt out of the standard advanced metering infrastructure ("AMI").  
**Duke Energy Indiana, LLC**

**By:**  
**Melody Birmingham-Byrd,**  
**President**

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## Notice of Administration

(Supervised Administration)  
STATE OF INDIANA  
SS:

COUNTY OF RIPLEY  
IN THE RIPLEY  
CIRCUIT COURT  
GENERAL TERM 2017  
IN RE THE MATTER OF  
THE ESTATE OF  
MARGARET K. WAGNER,  
Deceased  
Cause No.  
69C01-1707-ES-017

In the Ripley Circuit Court of Ripley County, Indiana:

Notice is given that Mark Konradi was on the 7th day of July, 2017, appointed as personal representative of the estate of Margaret K. Wagner, deceased, who died on May 15, 2017.

All persons having claims against the estate, whether due now or at some later time, must file their claims in the office of the clerk of this court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.

Dated at Versailles, Indiana, this 12th day of July, 2017.

**Ginger J. Bradford, Clerk**  
**Ripley Circuit Court**  
**Ripley County, Indiana**  
**Jeff Stratman, Esq.**  
**7802 E. Mackenzie Drive**  
**Scottsdale, Arizona 85251**  
**(812) 584-0386 cell**  
**(877) 848-5270 fax**  
**jeff.stratman@outlook.com**

23, 25x  
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