

Notice of Sheriff's Sale

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. 69D01-1512-MF-000066 wherein Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the benefit of the Holders of the Series 2016-1 Certificates issued by the HLSS Mortgage Master Trust was Plaintiff, and Kevin N. Brown; Rebecca L. Brown; First American Funding, LLC; State of Indiana; Collection Associates LLC; were Defendants, 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 1st day of August, 2017, at the hour of 1:00 pm or as soon thereafter as is possible, at County Jail, 210 N. Monroe St., Versailles, IN 47042, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

Commencing at an iron pipe marking the Northwest corner of the Southwest Quarter of Section 32, Township 9 North, Range 11 East, Ripley County, Indiana; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Southwest Quarter, 333.87 feet to the center of Old Michigan Road; thence South 05 degrees 47 minutes 49 seconds West along the centerline of said road, 293.33 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, 601.40 feet to a re-bar; thence South 05 degrees 47 minutes 49 seconds West, 364.00 feet to a re-bar; thence South 90 degrees 00 minutes 00 seconds West 601.40 feet to the center of said Old Michigan Road; thence North 05 degrees 47 minutes 49 seconds East along the centerline of said road, 364.00 feet to the point of beginning. Contains 5.00 acres from the land of Otto Keene (D.R. 212, page 226). Subject to the public right-of-way of Old Michigan Road and subject to any and all easements.

More commonly known as: 7412 North Old Michigan Road, Osgood, IN 47037-8933

State Parcel No.: 69-05-32-000-012.000-011

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

NOTICE: This communication is from a Debt Collector.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Jeff Cumberworth
Sheriff of Ripley County
Plaintiff Attorney
ATTORNEY NO. 1022865
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579

12, 14, 16x
hspaxlp L98

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, on Cause No. 69D01-1611-MF-047 wherein Deutsche Bank National Trust Company, As Trustee For Equifirst Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2, was Plaintiff and RICHARD LEE WICKIZER AND PAMELA SUE WICKIZER, BANKERS TRUST COMPANY AS CUSTODIAN AND CAPITAL ONE BANK (USA) NA, were the Defendants, 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 Aug. 1, 2017 at the hour of 1:00 p.m. at 210 N. Monroe St., Versailles, IN 47042, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

SITUATE IN RIPLEY COUNTY, INDIANA. LOT NUMBER SEVENTY-ONE (71) AND THE NORTH HALF OF LOT NUMBER SEVENTY-TWO (72) IN LOUIS WAGNER'S SECOND ADDITION TO THE INCORPORATED TOWN OF OSGOOD, IN THE COUNTY OF RIPLEY, STATE OF INDIANA, ALSO: A STRIP OF LAND TEN (10) FEET WIDE AND SEVENTY-FIVE(75) FEET LONG ADJACENT TO SAID LOT NUMBER SEVENTY-ONE (71) AND THE NORTH HALF OF LOT NUMBER SEVENTY-TWO (72), LOCATED IN RIPLEY COUNTY, INDIANA, AND BEING PART OF THE SAME REAL ESTATE CONVEYED BY THE BALTIMORE AND OHIO SOUTHWESTERN RAILROAD COMPANY TO ST. LOUIS WAGNER BY WARRANTY DEED DATED THE 17TH DAY OF AUGUST, 1914, AND RECORDED IN DEED RECORD 88 AT PAGE 492 OF RIPLEY COUNTY, INDIANA.

SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Parcel No.: 69-10-15-334-039.000-007

More commonly known as: 613 E BEECH STREET, OSGOOD, IN 47037.

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

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

Jeff Cumberworth, Sheriff of Ripley County, Indiana
Dennis V. Ferguson
Plaintiff Attorneys
Bleeker Brodey & Andrews
9247 N. Meridian St.,
Ste 101
Indianapolis, IN 46260
(317) 574-0700

12, 14, 16x
hspaxlp L100

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 Circuit Court of Ripley County, Indiana, in Cause No. 69D01-1502-MF-000015 wherein U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust was Plaintiff, and David L. Womack, Elonda G. Womack, DMR Financial Services, Inc., Mortgage Electronic Registration Systems, Inc., The United States Through its Internal Revenue Service were Defendants, 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 1st day of August, 2017, at the hour of 1:00 PM or as soon thereafter as is possible, at 210 Monroe St., Versailles, IN 47042-0364, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

Parcel Number Six (6) as marked, laid out and designated on the recorded plat of Holly Hills East Subdivision to the City of Batesville, Ripley County, Indiana, and subject to restrictions as appear on said plat recorded in Plat Book 3, at page 150, of the records in the office of the Recorder of Ripley County, Indiana. LESS AND EXCEPT: that Sell-Off Portion of land from David L. Womack and Elonda G. Womack, husband and wife, as tenants by the entirety with rights of survivorship conveyed to the State of Indiana by virtue of a Warranty Deed recorded June 17, 1996 as Instrument No. 2845, Record 207, Page 535-537, more particularly described as follows: A part of Lot 6 in Holly Hills East Subdivision to the City of Batesville, Indiana, the plat of which is recorded in Plat Book 3, Page 150, in the Office of the Recorder of Ripley County, Indiana, described as follows: Beginning at a point on the Eastern line of Lot 6 said point being South 16 degrees 49 minutes 50 seconds East 17.08 feet from the Northeast corner of said Lot 6; thence South 16 degrees 49 minutes 50 seconds East 9.71 feet along the Eastern line of said Lot 6; thence South 81 degrees 32 minutes 21 seconds West 12.02 feet; thence North 86 degrees 58 minutes 30 seconds West 45.92 feet to the Southern boundary of Tekulve Avenue; thence North 81 degrees 03 minutes 46 seconds East 55.61 feet along said Southern boundary to the point of beginning and containing 0.007 acre, more or less.

More commonly known as: 1047 Tekulve Rd, Batesville, IN 47006

Parcel No. : 69-02-20-441.008.000-017 (003-100617-00)

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

SHERIFF FILE NO: The Sheriff's Department does not warrant the accuracy of the street addressed published herein

Matthew L. Fouty
20886-49
Sheriff of Ripley County
Doyle & Fouty, P.C.
41 E Washington Street
Suite 400
Indianapolis, IN 46204

12, 14, 16x
hspaxlp L112

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 Circuit Court of Ripley County, Indiana, in Cause No. 69D01-1508-MF-40 wherein Selene Finance LP was Plaintiff, and Nathan Smith aka Nathaniel Joseph Smith, was 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 1st day of August, 2017, at the hour of 1:00 p.m. or as soon thereafter as is possible, at 210 Monroe St., Versailles, IN 47042-0364, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

LOTS NUMBERED THIRTY-FIVE (35) AND THIRTY-SIX (36) AS MARKED, LAID OUT AND DESIGNATED ON THE RECORDED PLAT OF WALTER H. FITCH'S ADDITIONS TO THE TOWN OF SUNMAN, RIPLEY COUNTY, IN THE STATE OF INDIANA.

More commonly known as: 120 Kuebel Street, Sunman, IN 47041.

Parcel No. : 69-07-09-333-034.000-004.

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

Jeff Cumberworth
Sheriff of Ripley County
Matthew L. Fouty
20886-49
Doyle & Fouty, P.C.
41 E Washington Street
Suite 400
Indianapolis, IN 46204

12, 14, 16x
hspaxlp L57

Court Allowances

The following have been presented to the Ripley County Auditor for consideration at the next regularly scheduled meeting of the Ripley County Commissioners June 19, 2017.

| <u>COURT ALLOWANCES</u> | |
|-------------------------|-------------|
| Beth McCool | 110.00 |
| Jones & Dorenbusch | 647.60 |
| Kristen R. Weiler | 656.66 |
| Leanna Weissmann | 1,325.00 |
| Lynn Fledderman | 247.50 |
| Murielle S. Bright | 605.00 |
| Ryan King | 108.24 |
| The Office Shop, Inc. | 307.15 |
| Wendy Meyer | 399.00 |
| | 12x |
| | hspaxlp L15 |

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 Circuit Court of Ripley County, Indiana, in Cause Number 69C01-1611-MF-046, wherein United Community Bank was Plaintiff and James R. Palmer and Donna L. Palmer, et al were 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 1st day of August, 2017 at 1:00 p.m. of said day, at the Ripley County Law Enforcement Center, 115 N. Monroe Street, Versailles, Indiana, the fee simple of the whole body of real estate in Ripley County, Indiana, more particularly described as follows:

PARCEL NO. 69-15-18-000-009.003-021

Lot Number Four (4), containing 6.291 acres, more or less, in Cedar Point South Subdivision, as per the Plat Book 200, Page 1066, Office of the Recorder of Ripley County, Indiana.

Being and intended to be the same real estate as heretofore conveyed from William Mills to James R. Palmer and Donna L. Palmer, husband and wife, by Warranty Deed dated October 6, 1999 and recorded in Deed Record 215, Page 441 of the Ripley County, Indiana Recorder's records.

Which has a common address of 7718 E. U.S. Highway #50, Dillsboro, Indiana.

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

JEFF CUMBERWORTH, Sheriff
Ripley County, Indiana
ROBERT J. EW BANK,
#6761-15
EWBANK & KRAMER
114 West High Street
Lawrenceburg, IN 47025-1908
Phone: (812) 537-2522

12, 14, 16x
hspaxlp L69