

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. 69D01-1006-MF-079 wherein Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2005-WL3 was Plaintiff, and Eric D. Werner and Brenda Kaye Werner, 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 2nd day of January, 2018, at the hour of 1:00 p.m. or as soon thereafter as is possible, at 210 N. Monroe Street, Versailles, IN 47042, the fee simple of the whole body of Real Estate in Ripley County, Indiana.

TRACT I: A part of the North half of Fractional Section 27, Township 10 North, Range 13 East, described as follows: Beginning at a point on the West line of said Fractional Section 27, in the center of a County Road, 456.20 feet North of the West Quarter corner of said Fractional Section 27; THENCE continuing North on said West line and center of said road, 217.80 feet; THENCE East, 200.00 feet; THENCE South, 217.80 feet; THENCE West, 200.00 feet to the point of beginning, containing One (1.00) acre. Surveyed July, 1981, by John C. Eckert, Registered Land Surveyor No. 09931.

TRACT II: A part of the North Half of Fractional Section 27, Township 10 North, Range 13 East of Adams Township in Ripley County, Indiana described as follows: Commencing at the Northwest corner of Fractional Section 27, Township 10 North, Range 13 East; thence South 00 degrees 19 feet 49 inches East along the approximate centerline of County Road 1000 East 2013.75 feet to a

railroad spike; thence South 89 degrees, 23 feet, 16 inches East 200.00 feet to an iron bar which is the point of beginning; thence South 89 degrees, 23 feet, 15 inches East 501.96 feet to an iron bar; thence South 00 degrees, 8 feet, 9 inches West 654.11 feet to an iron bar; thence North 89 degrees, 22 feet, 23 inches West 696.64 feet to a railroad spike in the approximate centerline of County Road 1000 East; thence North 00 degrees, 19 feet, 49 inches West along said approximate centerline 436.07 feet to a railroad spike; thence South 89 degrees, 23 feet, 16 inches East 200.00 feet to an iron bar; thence North 00 degrees, 19 feet, 49 inches West 217.93 feet to the point of beginning. This tract contains 9.499 acres, subject to the right-of-way of County Road 1000 East and all easements of record. Surveyed by Gary L. McAllister, R.L.S. #S0399, September 27, 1988.

More commonly known as: 14510 N. County Rd. 1000 E., Sunman, Indiana 47041.

Parcel No. 69-01-27-000-002.001-001.

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

NOTICE: NELSON & FRANKENBERGER IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

Jeff Cumberworth
Sheriff of Ripley County
Fredric Lawrence
Attorney for Plaintiff
Nelson & Frankenberger
550 Congressional Blvd,
Suite 210
Carmel, IN 46032
Attorney Number:
20224-49

56, 58, 60x
hspaxlp L134

Notice of Marshal's Sale

By virtue of a certified copy of decree to me directed from the Clerk of the United States District Court for the Southern District of Indiana, New Albany Division, in Civil Cause No. 4:16-cv-22-TWP-DML, wherein the United States of America is Plaintiff and the Defendant, Country Place Apartments, XXVII, LTD., an Indiana Limited Partnership, et al, are requiring me to make the sum of \$892,070.70, plus interest thereon from June 13, 2017, together with costs of this action, as provided for in said decree, I expose at public sale to the highest bidder on January 4, 2018, at 10:00 A.M., local time, on said day at the door of the Ripley County Courthouse, 115 North Main Street, Versailles, IN 47042, the following described real estate located in Ripley County, Osgood, Indiana:

LOT NO. 1 of Country Place Subdivision as marked, laid out and designated on the plat thereof and recorded in the office of the Recorder of Ripley County in Plat Book No. 3, page 243, and further described as follows:

A part of the southwest quarter of Section 22, Township 8 North, Range 11 East of the Second Principal Meridian located in the Town of Osgood, Center Township, Ripley County, Indiana described as follows:

Commencing at the southeast corner of S.W. ¼ of Sec. 22, T8N, R11E; thence S 89°24' W with the south line of the quarter section 32.32 feet; thence N 00°10' W with the east line of Shook Street 303.20 feet; thence N 28°04' W continuing with the east right-of-way 1554.38 feet to an iron pipe; thence S 89°01' W skewed across Shook Street 67.39 feet to an iron pipe; the point of beginning; thence S 28°04' E with the west right-of-way of Shook Street 250.00 feet to an iron pipe; thence S 61°56' W, 250.00 feet to an iron pipe; thence N 28°04' W parallel with aforesaid street 377.84 feet to an iron pipe; thence N 89°01' E, 280.79 feet to the point of beginning. Containing 1.8016 acres.

Commonly known as: 744 Shook Street, Osgood, Indiana 47037.

The full amount of the purchase price is due at the time of sale. Said sale will be made without relief from valuation or appraisal laws. The purchaser shall receive a deed thereto after court confirmation of the sale, subject to the express conditions that there are no warranties of title. The interest acquired by the purchaser at said sale shall be subject to any lien of Ripley County, Indiana, for real property taxes in regard to said real estate, and further subject to any lien of a municipality for sewer fees assessed against the real estate, which lien is duly and properly recorded in the recorder's office in the County in which the real estate is located prior to delivery of the sale deed to the purchaser.

W. Buz Brown
United States Marshal

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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 Default Judgment and Entry of Decree of Foreclosure to me directed by the Clerk of the Ripley County Superior Court in a certain cause number 69D01-1706-MF-031 upon the dockets of said court, wherein The Friendship State Bank is the Plaintiff and Wes Demaree a/k/a John W. Demaree, et al are the defendants, requiring me to make the total sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 2nd day of January, 2018, at the hour of 1:00 p.m. or as soon thereafter as is possible, at the office of the Ripley County Sheriff, 210 Monroe Street, Versailles, Indiana, the following described real estate located in Ripley County, Indiana, to-wit:

Being part of the Southeast Quarter of Section 12, Township 6 North, Range 11 East, of the Second Principal Meridian located in Brown Township, Ripley County, Indiana, described as follows: Commencing at a railroad spike marking the Southwest corner of the Southeast Quarter of Section 12, Township 6 North, Range 11 East; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Southeast Quarter 732.50 feet to an iron pin marking the Southeast corner of a 1.680 acre tract of land; thence continuing North 00 degrees 00 minutes 00 seconds East along said quarter section line and along the West boundary of said 1.680 acre tract of land 744.77 feet to a rebar and the point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East along said quarter section line 354.76 feet to a rebar; thence North 89 degrees 31 minutes 19 seconds East 572.34 feet to a magnetic nail in the center of Benham Road; thence along the centerline of said Benham Road the following three courses: thence South 14 degrees 17 minutes 57 seconds West 42.14 feet to a magnetic nail; thence South 23 degrees 55 minutes 24 seconds West 294.39 feet to a railroad spike; thence South 25 degrees 02 minutes 04 seconds West 134.04 feet to a magnetic nail marking the Northeast corner of a 1.708 acre tract of land; thence North 79 degrees 27 minutes

05 seconds West along the North line of said 1.708 acre tract of land 392.44 feet to the point of beginning. Contains 4.439 acres and is part of the lands of Sherill K. Borders and Shirley K. Borders (Deed Record 191, page 118). Subject to the public right-of-way of Benham Road. Subject to any and all easements.

Included with the real estate is a 2004 mobile home VIN TNFL427A60072.

Commonly known as 6678 S. Benham Road, Versailles, IN 47042.

Parcel Number: 69-18-12-400-035.001-005.

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

Dated at Versailles, Indiana this 9th day of November, 2017.

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.

PURSUANT TO INDIANA LAW, YOU ARE TO VACATE THIS PROPERTY BY THE DATE OF THE SALE SET OUT ABOVE UNLESS THE SALE IS CANCELLED. PLEASE CONTINUE TO CHECK THE STATUS OF YOUR SALE AT WWW.SRI-SHERIFF-SALE.COM

Jeff Cumberworth
Sheriff of Ripley County
Douglas C. Wilson #1282-69
Attorney for
The Friendship State Bank
P.O. Box 335
Batesville, IN 47006
(812) 934-2173

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hspaxlp L138

Notice of

Administration

IN THE CIRCUIT COURT OF RIPLEY COUNTY STATE OF INDIANA

In Re the Supervised Estate of RAYMOND SANDERS, JR., Deceased; Dennis Sanders, Executor. CAUSE NO.

69C01-1710-ES-000026

Notice is hereby given that on the 3rd day of November, 2017, Dennis Sanders was appointed Executor of the Estate of Raymond Sanders, Jr., deceased, who died on the 1st day of October, 2017.

All persons having claims against this estate, whether or not now due, must file the claim 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 7th day of November, 2017.

Ginger J. Bradford, Clerk
Ripley Circuit Court
Lynn Fledderman, #16398-69
Attorney for Estate
123 S. Main St.
P.O. Box 413
Versailles, IN 47042
Telephone (812) 689-5111

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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 November 20, 2017.

COURT ALLOWANCES

Beth McCool	32.07
Ellen Werner	400.75
Jones & Dorenbusch	1,599.10
Kellerman Law Office LLC	2,740.00
Kristen R. Weiler	789.16
Matthew Bender & Co. Inc.	199.26
Murielle S. Bright	192.50
The Office Shop, Inc.	79.92
Wendy Meyer	1,941.00
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