

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

**NOTICE OF SHERIFF SALE**

By virtue of a certified copy of a decree directed to me from the Clerk of the Circuit Court of Adams County, Indiana in Cause No. 01C01-2308-MF-000019, wherein FIRST BANK OF BERNE was Plaintiff and CEDELIA L. PAINTER was Defendant, 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 day of Tuesday, January 23, 2024 at the hour of 10 am or as soon thereafter as is possible, at [www.zeusauction.com](http://www.zeusauction.com), the fee simple of the whole body of the following described real estate in Adams County, Indiana.

**One hundred thirty-two (132) feet in length off of the west end of the north half of Outlot number sixty-seven (67) as subdivided out of Outlot number thirty-eight (38) by Jesse Niblick, Administrator, de bonis non, of the will of John Reynolds, deceased, in the town, now city, of Decatur.**

More commonly known as: 618 North 3rd Street, Decatur, IN 46733

Parcel number: 01-02-34-401-003.000-014

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

Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause No. 01C01-2308-MF-000019 in the Circuit Court of Adams County, Indiana.

*Attorney of Plaintiff*  
Baumgartner Attorneys PC  
Nicholas J. Baumgartner  
Attorney No. 34502-02  
360 West Main Street  
Berne, Indiana

Daniel L. Mawhorr  
Sheriff of Adams County, Indiana

Township: Root

SHERIFF FILE NO.

Street address: 618 North 3rd Street  
Decatur, IN 46733

**SHERIFF SERVICE DIRECTED TO:**

Cedelia L. Painter  
618 North 3rd Street  
Decatur, Indiana 46733

The Adams County Sheriffs  
Department does not warrant the  
accuracy of the street address  
published herein.