

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

**NOTICE OF SHERIFF'S SALE**

By virtue of a certified copy of a decree to me directed from the Clerk of the Adams County Circuit Court, Adams County, Indiana, in Cause No. 01C01-2302-MF-000004, wherein Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I was Plaintiff, and Bradley K. Gerber, Debra S. Gerber, Adams County Memorial Hospital, Bluffton Regional Medical Center, and CIM Trust 2018-R4 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 26th day of September, 2023, at the hour of 10:00 a.m. or as soon thereafter as is possible, at [www.zusauction.com](http://www.zusauction.com), the fee simple of the whole body of Real Estate in Adams County, Indiana:

Situated in Adams County, Indiana

Inlot Number Four Hundred Fifty One (451) in the Fifty Third (53rd) Addition to the Town (now City) of Berne, Adams County, Indiana.

**More commonly known as:** 656 W. Van Buren Street, Berne, IN 46711  
**Parcel No.** 01-11-05-201-016.000-018

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisal laws. **“Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause Number 01C01-2302-MF-000004 in the Adams County Circuit Court, Indiana.”**

Plaintiff's Attorney

Sheriff of Adams County

Sarah A. Okrzynski IN Bar # 28711-15  
Brady J. Lighthall IN Bar # 26084-15  
Pamela Sue Petas IN Bar # 34984-15

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**Wabash Township**

**Street Address:**  
656 W. Van Buren Street,  
Berne, IN 46711

**SHERIFF FILE NO:** \_\_\_\_\_

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