

**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. 01C01-2403-MF-000008, wherein M2 INVESTMENTS, LLC is Plaintiff and CHRISTOPHER J. DANN (deceased), FAITH N.G. DANN (deceased), the unknown heirs-at-law, beneficiaries, and personal representatives of CHRISTOPHER J. DANN and FAITH N.G. DANN, and COMMUNITYWIDE FEDERAL CREDIT UNION are 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 day of July 23, 2024 at the hour of 10:00 AM or as soon thereafter as is possible, at www.zeusauction.com, the fee simple of the whole body of the following-described real estate in Adams County, Indiana:

Inlot Number One Hundred Fifty Nine (159) in Isaac Nelson's Plat, Butcher's Heirs Addition to the town of Buffalo, incorporated in the name of Geneva, in Adams County, Indiana, as the same is designated on the recorded plat of said town.

More commonly known as: 215 High Street, Geneva, Indiana 46740

Parcel number: 01-11-29-204-020.000-019

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 No. 01C01-2403-MF-000008 in the Circuit Court of Adams County, Indiana.

Attorney for Plaintiff

Baumgartner Attorneys PC
Nicholas J. Baumgartner
Attorney No. 34502-02
360 West Main Street
Berne, Indiana 46711-1436

Daniel L. Mawhorr
Sheriff of
Adams County, Indiana
Township: Wabash
Street address: 215 High Street
Geneva, Indiana 46740

SHERIFF SERVICE DIRECTED TO:

Christopher J. Dann &
Faith N.G. Dann
215 High Street
Geneva, Indiana 46740

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