

**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. 01C01-2311-MF-000027, wherein FIRST BANK OF BERNE was Plaintiff and RUSSELL H. BRAINERD and JODI A. SFORZA BRAINERD 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 day of May 28, 2024 at the hour of 10:00 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:

**Commencing at the southwest corner of the east half of the southwest quarter of Section Six (6), Township Twenty Five (25) North, Range Fifteen (15) East; thence north 272 feet; thence east 160 feet; thence south 272 feet; thence west 160 feet to the point of beginning, containing one (1) acre, more or less.**

More commonly known as: 3263 E 700 S, Berne, Indiana 46711

Parcel number: 01-12-06-300-004.000-006

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

Subject to all liens, encumbrances, and easements of record not otherwise extinguished in the proceedings known as Cause No. 01C01-2311-MF-000027 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: Jefferson

SHERIFF FILE NO.

Street address: 3263 E 700 S  
Berne, Indiana 46711

**SHERIFF SERVICE DIRECTED TO:**

Russell H. Brainerd &  
Jodi A. Sforza Brainerd  
3263 E 700 S  
Berne, Indiana 46711

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

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hspaxlp