

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

**NOTICE OF SHERIFF'S SALE**

**Date & Time of Sale: May 28, 2024 at 10:00 a.m.**

**Sale Location: [www.zeusauction.com](http://www.zeusauction.com)**

**Judgment to be Satisfied: \$160,493.70 plus continuing costs, expenses and interest**

**Cause Number: 01C01-2208-MF-000025**

**Plaintiff: First Farmers Bank & Trust**

**Defendants: Tami K. Friesendorf, Portfolio Recovery Associates, LLC, Capital One Bank (USA), N.A., Onemain Financial Group, LLC, Midland Credit Management, Indiana Housing & Community Development Authority, and Don Myers Plumbing & Heating**

By virtue of a certified copy of decree to me, directed from the Clerk of the Superior/Circuit Court of Adams County, Indiana, 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 at the date, time and location listed above, the fee simple of the whole body of Real Estate, a certain tract or parcel of land described as follows:

Lot Number Thirty-eight (38) Forest Hills, Section V, to the City of Berne, Adams County, Indiana Commonly known as 1545 Shorewood Drive, Berne, Indiana 46711

Parcel ID: 01-11-05-301-019.000-018

Together with rents, issues, income and profits thereof, this sale will be made without relief from valuation or appraisal laws. In accordance with the requirements of IC 32-29-7-3, this Notice shall also represent service of Notice of Sale of this real estate upon the owners. An entire Sheriff's Sale may be canceled due to inclement weather or other county emergencies. If the entire Sheriff's Sale is canceled, each parcel will be canceled. Each parcel will be assigned to the next available sale (normally 2 months from original sale). This will allow compliance with Indiana Code concerning posting, publication, and serving time frames. Also, new Sheriff's Sale fees will be assessed and the parcels will be automatically re-advertised. The plaintiff will be responsible for the new fees and advertising costs.

Marcus Misinec, Plaintiff's Attorney

Attorney No. 33925-34

First Farmers Bank & Trust

101 West Sycamore Street

Kokomo, IN 46901

(765) 252-1738

Daniel L. Mawhorr

Sheriff of Adams County

The Sheriff's Department does not warrant the accuracy of the commonly known address published herein.

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hspaxlp