

STATE OF INDIANA)
) SS:
COUNTY OF ADAMS)

IN THE ADAMS CIRCUIT COURT
CAUSE NO. 01C01-1510-MF-0038

FIRST BANK OF BERNE,
Plaintiff

V.

MATTHEW J. YERGLER,
Defendant

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

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

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

By virtue of a certified copy of a Judgment and Decree of Foreclosure directed to me from the Clerk of The Circuit Court of Adams County, Indiana in Cause No. 01C01-1510-MF-0038 entered on December 11, 2015, wherein First Bank of Berne was Plaintiff and Matthew J. Yergler was Defendant, requiring me to make the sum as provided for in said Decree, with interest and costs, and ordering the sale of the real estate hereinafter described to help satisfy the payment of said judgment, I will expose and offer for sale at public auction to the highest bidder on August 16, 2016 at 1:00 p.m. local time on said day or as soon thereafter as is possible at the office of the Sheriff of Adams County, Indiana, 313 S. 1st Street, Decatur, IN 46733, the fee simple of the whole body, together with the rents, profits, issues and income or so much thereof as may be sufficient to satisfy said judgment, interests and costs and accruing costs of the following described real estate, in Adams County, Indiana:

**Commencing at a cornerstone at the northeast corner of the NE ¼ Section 27, T25N, R15E; thence south along the east line of the NE ¼ a distance of one thousand seven hundred fifty six and six hundredths (1756.06) feet to an iron pin for the point of beginning; thence S 00o 30' 00" East (assumed bearing) along the east line of the NE ¼ a distance of two hundred nineteen (219.00) feet to an iron pin; thence S 89o 30' 00" West a distance of three hundred ninety seven and eighty one hundredths (397.81) feet to an iron pin; thence N 00o 30' 00" West parallel with the east line of the NE ¼ a distance of two hundred nineteen (219.00) feet to an iron pin; thence N 89o 30' 00" East a distance of three hundred ninety seven and eighty one hundredths (397.81) feet to the point of beginning.
Containing 2.00 acres, more or less.**

**Property Address: 10488 S 700 E, Geneva, IN 46740
Township: Jefferson
Parcel ID: 01-12-27-200-002.000-006**

This sale is to be made in all respects pursuant to an act of the General Assembly of the State of Indiana, entitled an act concerning proceedings in actions to foreclose real estate mortgages, providing for the sale and custody of the mortgaged premises and repealing all laws conflicting therewith (see Indiana Code).

It is further provided by law that there shall be no redemption from such sale, and the purchaser at such sale, upon complying with the terms of purchase, shall be entitled to immediately receive from the undersigned Sheriff of Adams County, Indiana, a deed conveying the fee simple title in and to the real estate. The Sheriff will issue to the purchaser a Sheriff's Deed. The terms of said sale will be cash. First Bank of Berne shall be allowed to credit bid its judgment set forth above.

Taken as the property of the Defendant stated above at the suit of First Bank of Berne. Said sale will be made without relief from valuation or appraisal laws.

Dated: May ____, 2016

Shane L. Rekeweg
Sheriff of Adams County, Indiana

David N. Baumgartner
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Berne, IN 46711-1436
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The Sheriff's Department does not warrant the accuracy of the street address published herein.

SHERIFF PLEASE SERVE:
Matthew J. Yergler
208 N. Bond St.
Bluffton, IN 46714

MANNER OF SERVICE:
Certified Mail

This communication is from a Debt Collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

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hspaxlp