

Bell

NOTICE OF SHERIFF'S SALE

By virtue of an order of sale to me delivered from the Clerk of the Superior Court of Porter County, Indiana, in Cause No. 64D05-2309-MF-008444

Plaintiff: FirstBank

Defendants: Billie Jo Sessions, as Personal Representative of the Estate of Sheryl L. Bell (Deceased), et al.

I will offer for sale at public auction to the highest bidder on MAR 26 2025 at _____ on said day, at **PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA 46383**, the fee simple title in and to the following described Real Estate in Portage Township, Porter County, Indiana to wit:

LOT 32 IN THE AMENDED PLAT OF LOTS 27-42 AND 47-62, PORTAGE BEL-AIR III IN THE CITY OF PORTAGE, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 11-B-2, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

Parcel No. 64-05-22-257-008.000-016
PROPERTY ADDRESS: 5359 Redwood Avenue, Portage, IN 46368.

Said sale to without relief from valuation and appraisal laws. The Sheriff's office does not warrant the accuracy of the street address published herein.

ATTORNEY NAME(S): Matthew C. Gladwell (30493-49)

Christopher J. Arlinghaus (31680-15)

Aaron Rodgers (28418-84)

ADDRESS: 3962 Red Bank Road, Cincinnati, Ohio 45224

PHONE NUMBER: 513-322-7000

Judgment: \$188,147.42 **PLUS INTEREST & COST**

Fees: _____

Publication Cost: _____

Dates of Publication: _____

Jeffrey A. Balon Porter County Sheriff

By: *Tanya Gear*, Deputy

Publish The Times
Feb 19th, Feb 26th & March 5th

RECEIVED
JAN 08 2024
JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

23-02226-1



133236

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

Davis

By virtue of an Order of Sale to me delivered from the Clerk of the Superior Court of Porter County, Indiana in Cause No. 64D05-2409-MF-009400

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS5

DEFENDANTS: Joann L. Davis, Deceased; Bradly Sheets; Jefferson Capital Systems, LLC; Credit Acceptance Corporation

MAR 26 2025

I will offer for sale at public auction to the highest bidder for cash in hand on _____ at 10:00 A.M. on said day, at the **PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA, 46383**, the fee simple title in and to the following described Real Estate in p.n.e Township, Porter County, Indiana, to-wit:

The Northerly 8 feet of Lot 11 and all of Lot 12 in Block 133 in Frederick H. Bartlett's Lake Shore Unit No. 2 in the Town of The Pines, as per plat thereof recorded in Miscellaneous Record "S", page 18 in the Office of the Recorder of Porter County, Indiana.

Commonly known as: 1575 Delaware Avenue, Michigan City, IN 46360
State Parcel Number: 64-04-01-251-012.000-012

Said sale to be without relief from valuation of Appraisement laws.

13

Attorney for Plaintiff
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
15-24-01112

NOTE: This law firm is a debt collector.

RECEIVED
DEC 17 2024

JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

Judgment Amount: \$78,756.11

PLUS INTEREST & COST

Jeff Balon, Porter County Sheriff
By: Tanya Gear, Deputy

THE SHERIFF'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN.

Publish The Times
Feb 19th, Feb 26th & March 5th

133052

Espinoza

NOTICE OF SHERIFF'S SALE

By Virtue of an order of sale to me delivered from the Clerk of the Superior Court of Porter County, Indiana, in Cause No. 64D05-2405-MF-004789

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION

DEFENDANTS: JAMES T ESPINOZA

I will offer for sale at public auction to the highest bidder on **MAR 26 2025** at 10:00A.M. on said day, at the PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA 46383, the fee simple title in and to the following described Real Estate in Portage Township, Porter County, Indiana to wit:

Part of the Southwest quarter of the Southwest quarter of Section 15, Township 36 North, Range 7 West of the Second Principal Meridian, in Porter County, Indiana, more particularly described as beginning at a point on the South line of said Section 15, which 780.5 feet East of the Southwest corner thereof, thence North parallel to the West line of said Section 15 a distance of 195.34 feet; thence East parallel to the South line of said Section 15 a distance of 111.5 feet; thence South parallel to the West line of said Section 15 a distance of 195.64 feet to the South line of said Section 15; thence West on the South line of said Section 15 a distance of 111.5 feet to the point of beginning, except the South 35 feet thereof conveyed to the City of Portage, Indiana, by Deed of Dedication recorded August 20, 1981 in Deed Record 338, page 575.
More Commonly Known As: 5078 Stone Ave, Portage, IN 46368
Parcel No. 64-05-15-352-051.000-016

Said sale to be without relief from valuation or appraisal laws.

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

ATTORNEY NAME Phillip A. Norman #13734-64
Benjamin J Pliskie #30407-45

10

ADDRESS 2110 Calumet Avenue; Valparaiso, IN 46383
PHONE NUMBER 219-462-5104

Publish The Times
Feb 19th, Feb 26th & March 5th

Judgment \$15,364.43 **PLUS INTEREST & COST**

Jeff Balon, Porter County Sheriff
By: Tanya Gear, Deputy

RECEIVED
DEC 30 2024

JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

133162

Ganesh

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 Circuit Court of Porter County, Indiana, in Cause No. 64D02-2402-MF-001965, wherein Avatar REIT I LLC, a Delaware limited liability company, was plaintiff, and Shree Ganesh LLC, Ronak Patel, the State of Indiana, City of Portage, Indiana, Ark Capital, LLC, Barclays Bank PLC, American Express National Bank, CT Corporation System, as representative, Corporation Service Company, as representative, United States of America, Small Business Administration, and Fleetcor Technologies Inc. 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 **MAR 26 2025**, 2025, at the hour of 10 o'clock A.m., or as soon thereafter as is possible, at the Offices of the Porter County Sheriff, 2755 State Road 49, Valparaiso, Indiana 46383, the fee simple of the whole body of Real Estate in Porter County, Indiana:

LOT 1 AND 2 IN NORSTAR CROSSINGS SUBDIVISION, AN ADDITION TO PORTAGE, INDIANA, IN THE CITY OF PORTAGE, AS PER PLAT THEREOF RECORDED NOVEMBER 25, 2009 IN PLAT FILE 52-C-4, AS DOCUMENT NO. 2009-031291, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 936.22 FEET TO A POINT 50 FEET NORTH OF THE CENTER LINE OF U.S. HIGHWAY NO. 20; THENCE SOUTH 89 DEGREES 25 MINUTES 10 SECONDS WEST PARALLEL WITH THE CENTER LINE OF U.S. HIGHWAY 20, A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 20); THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 189.66 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST, 33.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 20 SECONDS WEST, 374.89 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST, 33.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST, 565.00 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 20; THENCE NORTH 89 DEGREES 25 MINUTES 10 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING.

More commonly known as: 6200 Melton Road, Portage, IN 46368

Parcel No. 64-05-01-328-001.000-016

portage township

Together with all improvements, buildings, fixtures, rents, income, and profits associated therewith, said sale will be made without relief from valuation or appraisal laws.

Publish The Times
Feb 19th, Feb 26th & March 5th

RECEIVED
FEB 07 2025
JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

25
02

Plaintiff Attorney
Matthew T. Barr
Atty. No. 30518-07
Rubin & Levin, P.C.
135 N. Pennsylvania St., Suite 140
Indianapolis, IN 46204

G:\WP80\GENLIT\Avatar-Shree-84226301\Drafts\MSJ\Sheriff Sale Notice.docx

Jeffrey A. Balon, Porter County Sheriff

Portage Township

Judgement
\$6,409,173.51

PLUS INTEREST & COST

Street Address
6200 Melton Road
Portage, IN 46368

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

SHERIFF FILE NO: _____

SERVICE DIRECTED TO:
Shree Ganesh LLC, 7409 Toscana Court, Granger, IN 45630

PURSUANT TO INDIANA LAW, YOU ARE TO VACATE THIS PROPERTY BY THE DATE OF THE SALE SET OUT ABOVE UNLESS THE SALE IS CANCELLED.

This document was prepared by Matthew T. Barr, Esq., Rubin & Levin, P.C., 135 N. Pennsylvania St., Suite 1400, Indianapolis, Indiana 46204, (317) 634-0300

Hnatiuk

NOTICE OF SHERIFF'S SALE

By virtue of an order of sale delivered from the Clerk of Porter Superior Court 1 of Porter County, Indiana, in Cause No. 64D01-2211-MF-009797

Plaintiff: PennyMac Loan Services, LLC

Defendant: James Hnatiuk

MAR 26 2025

I will offer for sale at public auction to the highest bidder on _____ at 10:00 AM on said day, at the PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARASO, INDIANA 46383, the fee simple title in and to the following described Real Estate in Portage Township, Porter County, Indiana to wit:

LOT 205 IN BLOCK 9 IN FIRST ADDITION TO SOUTH HAVEN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 200, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

More commonly known as 765 Timberline Pkwy, Valparaiso, IN 46385-8825

Parcel No. 64-06-29-176-005.000-01510

Said sale to be without relief from valuation or appraisal laws.

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

BRYAN K. REDMOND
FEIWELL & HANNOY, P.C.
8415 Allison Pointe Blvd., Suite 400
Indianapolis, IN 46250

Judgment \$243,363.58 (plus interest and costs)

Jeffrey Balon, Porter County Sheriff
By: Tanya Gear, Deputy

RECEIVED
JAN 16 2024
JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

NOTICE

FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR.

Publish The Times
Feb 19th, Feb 26th & March 5th

133364

Ing

NOTICE OF SHERIFF'S SALE

By Virtue of an order of sale to me delivered from the Clerk of the Court of Porter County, Indiana, in Cause No. 64D05-2408-MF-007987

PLAINTIFF: Nationstar Mortgage LLC

DEFENDANTS: Jay Ing

I will offer for sale at public auction to the highest bidder on MAR 26 2025, 2025, at 10:00 A.M. on said day, at the **PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA 46383**, the fee simple title in and to the following described Real Estate in Pleasant Township, Porter County, Indiana to wit:

Lot 71 in Pleasant View Subdivision, in the Town of Kouts, as per Plat thereof recorded April 23, 1960, in Plat Book 1, Page 182 (Plat File 7-D-2), in the Office of the Recorder of Porter County, Indiana.

More commonly known as: 609 West Jefferson Street, Kouts, IN 46347
Parcel Number: 64-16-18-258-007.000-014

Said sale to be without relief from valuation or appraisalment laws.

MARINOSCI LAW GROUP, PC
455 WEST LINCOLNWAY, STE. B
VALPARAISO, IN 46385
PH: (219) 386-4700

PLUS INTEREST & COST

Judgment: \$125,039.66
Fees: \$.....
Publication Cost: !
Dates of publication: _____

10

Jeffrey A. Balon
Porter County Sheriff
By: Tanya Gear, Deputy

Publish The Times
Feb 19th, Feb 26th & March 5th

RECEIVED
DEC 17 2024
JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

133057

Karakozis

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

By virtue of an Order of Sale to me delivered from the Clerk of the **Superior** Court of Porter County, Indiana in Cause No. 64D02-2409-MF-009901

PLAINTIFF: 1st Source Bank

DEFENDANTS: Mike Karakozis; Gus M. Karakozis, Deceased; Mary Karakozis, Deceased; LVNV Funding, LLC

I will offer for sale at public auction to the highest bidder for cash in hand on MAR 26 2025 at 10:00 A.M. on said day, at the **PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA, 46383**, the fee simple title in and to the following described Real Estate in Portage Township, Porter County, Indiana, to-wit:

Lot Numbered 26 as shown on the recorded plat of Port-Aire in the City of Portage as per plat thereof, recorded in Plat File 15-H-4 and amended by Instrument Recorded in Miscellaneous Record 76 Page 20 in the Office of the Recorder of Porter County, Indiana.

Commonly known as: 6542 OHare Avenue, Portage, IN 46368
State Parcel Number: 64-06-18-151-012.000-016

Said sale to be without relief from valuation of Appraisalment laws.

Attorney for Plaintiff
Codilis Law, LLC
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
15-24-01134

RECEIVED
JAN 08 2024
JEFF BALON
SHERIFF OF PORTER COUNTY

NOTE: This law firm is a debt collector.

Judgment Amount: \$97,761.42

PLUS INTEREST & COST

Jeff Balon, Porter County Sheriff
By: Tanya Gear, Deputy

THE SHERIFF'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN.

Publish The Times
Feb 19th, Feb 26th & March 5th

133238

NOTICE OF SHERIFF'S SALE

By virtue of an order of sale to me delivered from the Clerk of the Superior Court of Porter County, Indiana, in Cause No. 64D05-1904-MF-003393

Plaintiff: Primelending, a PlainsCapital Company

Defendants: Richard Kelly, et al.

MAR 26 2025

I will offer for sale at public auction to the highest bidder on _____ at _____ on said day, at **PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA 46383**, the fee simple title in and to the following described Real Estate in *Porter* Township, Porter County, Indiana to wit:

Lot 857-P, Lakes of the Four Seasons, Unit 6, as per plat thereof, recorded in Plat Book 3, Page 107, now Plat File 13-A-4, in the Office of the Recorder of Porter County, Indiana.

SUBJECT TO ANY AND ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Parcel No. 64-11-15-404-006.000-028
PROPERTY ADDRESS: 1930 Loganberry Lane, Crown Point, IN 46307.

Said sale to without relief from valuation and appraisal laws. The Sheriff's office does not warrant the accuracy of the street address published herein.

ATTORNEY NAME(S): Matthew C. Gladwell (30493-49)
Christopher J. Arlinghaus (31680-15)
Aaron Rodgers (28418-84)

ADDRESS: 3962 Red Bank Road, Cincinnati, Ohio 45224
PHONE NUMBER: 513-322-7000

Judgment: \$197,345.77 **PLUS INTEREST & COST**

Fees: _____

Publication Cost: _____

Dates of Publication: _____

19

Jeffrey A. Balon, Porter County Sheriff

By: **Tanya Gear, Deputy**

RECEIVED
JAN 08 2024

JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

Publish The Times
Feb 19th, Feb 26th & March 5th



133237

Stump

NOTICE OF SHERIFF'S SALE

By Virtue of an order of sale to me delivered from the Clerk of the Superior Court of Porter County, Indiana, in Cause No. 64D02-2410-MF-010117

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION

DEFENDANTS: TODD A STUMP AKA TODD ALAN STUMP

I will offer for sale at public auction to the highest bidder on **MAR 26 2025** at 10:00A.M. on said day, at the PORTER COUNTY SHERIFF'S DEPARTMENT, 2755 STATE ROAD 49, VALPARAISO, INDIANA 46383, the fee simple title in and to the following described Real Estate in portage Township, Porter County, Indiana to wit:

Lot 123 in Crismans; Oak Grove Sub. 4 as per Plat Thereof, recorded in the recorder 's Office of Porter County, Indiana, In Plat Book 1 Page 143.

More Commonly Known As: 5848 Lexington Ave, Portage, IN 46368

Parcel No. 64-05-14-251-013.000-016

Said sale to be without relief from valuation or appraisalment laws.

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

ATTORNEY NAME	Phillip A. Norman #13734-64 Benjamin J Pliskie #30407-45
ADDRESS	2110 Calumet Avenue; Valparaiso, IN 46383
PHONE NUMBER	219-462-5104

Judgment \$134,892.60

PLUS INTEREST & COST

Jeff Balon, Porter County Sheriff

By: Tanya Gear, Deputy

RECEIVED
JAN 31 2025
 JEFFREY A. BALON
 SHERIFF OF PORTER COUNTY

Publish The Times
Feb 19th, Feb 26th & March 5th

1338477

Kabelis

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 Superior Court of Porter County, Indiana, in Cause No. 64D01-2406-MF-005743 wherein Carrington Mortgage Services, LLC, was Plaintiff, and Elisa M. Kabelis, et al. were the defendant(s), 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 MAR 26 2025 day of 2025, 2025, at the hour of 10:00 A.M., or as soon thereafter as is possible, at 2755 State Road 49, Valparaiso, IN 46383, in Porter County, Indiana, the fee simple of the whole body of Real Estate in Porter County, Indiana.

JEFFREY A. BALON
SHERIFF OF PORTER COUNTY

LOT 12, MEADOW-WOOD ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 14-E-4, UNIT #B, IN PORTER COUNTY, INDIANA.

More Commonly Known As: 486 Meadowood Drive, Valparaiso, IN 46385
Parcel No. 64-12-07-103-004.000-018

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

R. Elliott Halsey, #38073-45
Travis P. Barry, 38072-45
KELLEY, KRONENBERG, P.A.

Jeffrey A. Balon
Sheriff of Porter County, Indiana

Porter
Township

486 Meadowood Drive, Valparaiso, IN 46385
Street Address

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

PLEASE SERVE:

Scott McClure
RHAME & ELWOOD
3200 Willowcreek Road
Portage, IN 46368

Sheriff

Thomas C. Higgins
LAW OFFICE OF THOMAS C. HIGGINS, P.C.
205 E. Jefferson Street
Valparaiso, IN 46383
Tom@tomhigginslaw.com

Sheriff

Publish The Times
Feb 19th, Feb 26th & March 5th