

Auctions/Sale Calendar

Feb. 7 6:00 pm	Carroll County Auctions
Feb. 9 6:00 pm	Camden Auction Barn
Feb. 10 5:30 pm	Carroll County Auctions
Feb. 14 11:00 am	Dennis Draper & Others Mohler & Ward
Feb. 17 9:30 am	Ralph Sullivan Est. Mohler & Ward
Feb. 22 10:00 am	David Flory Flory-Cottrell-Mohler
Mar. 6 6:30 pm	Farmland Auction A-Team Realty

FARMLAND AUCTION 59 +/- ACRES
in Sec. 5&8, Clay Twp., Carroll Co.
on March 6, 2007, at 6:30 p.m.
 Fairview Community Center, 9128E 200N, Lafayette, IN
JPMorgan Farm Management Department
 For Additional Information Contact
(765) 423-0329 or steve.j.wright@jpmorgan.com
 Auctioneer: A-Team Realty and Auctions, Inc. AC39600014

SCHOOLHOUSE AUCTIONS
Every Saturday 6 p.m.

See
www.schoolhouseauctions.com
 for sale listings

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Patrick Marley Auctioneer Lic#AU19700063
 PO Box 106 / 366 E Main • Yeoman, IN 47997
 Phone: (574) 965-2544

AUCTION
Every Saturday 5:30pm
Lots of nice stuff

L. W. Jenkins AU09200218
 Merritt Hardt, Assistant Auctioneer AU08900104

Accepting Quality Consignments - Can Pick up
CARROLL COUNTY AUCTION & LIQUIDATORS
 Office: 765-564-6201 Cell: 765-564-0060
 1351 N. Ruffing Ave. Delphi, IN 46923
 To see full listing: www.auctionzip.com

HICKMAN AUCTIONS & REALTY, INC.
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CAMDEN AUCTION BARN
AUCTION EVERY FRIDAY AT 6 PM
 614 EAST MAIN ST. (HWY 218) CAMDEN, IN 46917
 (7 MILES NORTHEAST OF DELPHI IN. ON Hwy 218) OR
 (6 BLOCKS EAST OF JUNCTION 218 & 75)

AU08701422 DON HICKMAN, AUCTIONEER - BROKER
 WEBSITE: www.hickmanauctions.com
 TELEPHONE 574-686-3000

Real Estate **150 Acres**
AUCTION *2 Tracts*

PRODUCTIVE FARMLAND
GOOD LOCATION

Location: Three miles east of Delphi, IN on CR 350 W. Deer Creek Township, Carroll County.

Land: 150 acres, (147 acres tillable) to be offered in two tracts: Tract #1 - 80 acres, mostly tillable. Tract #2 - 70 acres, mostly tillable.

School: Delphi Community Schools
Call or visit our web site for a brochure or more information.

AUCTION: FEBRUARY 26, 2007 AT 6:30 PM
 LOCATED AT WABASH & ERIE CANAL CONFERENCE CENTER, 1030 N. WASHINGTON STREET, DELPHI, IN.

Auctioneer: Mark Metzger, AU01015313 Owner: Mary Patricia Krasbey Estate
Call: A. J. & Larry Jordan 765.473.5849

Aut. Lic. #AC29200019 **HALDERMAN REAL ESTATE SERVICES**
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**** TRACTORS - TILLAGE - TRUCKS ****
PUBLIC AUCTION
WEDNESDAY, FEBRUARY 14, 2007 @ 11:00 AM
Located Approx. 6 Miles South of DELPHI, IN On St. Rd. 39 To Co. Rd. 300 S, Then East 2 Miles At The Dwaine Ward Farm, 4035 W 300 S, Bringham, IN, 46913.

TRACTORS - COMBINE - TRUCKS - WAGONS
 1973 JD 4430 Tractor w/Duals, Sound Guard, Quad, Ser. #15421, 9429 Hrs.; 1972 JD 4230 Tractor w/Cab & Heat, Syncro., 18.4x34 Duals, Quick Hitch, 4520 Actual Hrs.; 1947 Farmall M, Needs Rims; 1950 Farmall H Tractor w/Fenders, Nice; 1950 JD A Tractor; 1949 Case D Tractor; 1981 JD 7720 Combine, Ser #455620, 3378 Hrs.; JD 643 Low Tin Corn Head; JD 920 Grain Platform; 2 Homemade Head Wagons, Will Sell Separately; 1972 IH Tandem (Tag) Truck w/20' Bed & Hoist, V-8 Eng, 5-2 Tran.; 1979 IH 1800S Gas Tandem Bulk Truck w/12T I&M 4 Compartment Bed; Killbros 350 Gravity Wagon w/Hyd. Auger; Bradford 275 Bu. Gravity Wagon w/10 T Gear; Anhydrous Wagon Gear, No Tank; Chev. Pickup Tommy Lift Tail Gate; SS Half Fenders For Semi; 4 Chrome & 2 Steel Chev. 16-5 8 Lug Rims.

TILLAGE - MISC. EQUIPMENT - 4WHEELER - LAWN MOWER
 M&W 1860 Earthmaster 9 Shank Ripper; Case-IH 6500 9 Shank Disc Chisel; Krause 11 Shank Disc Chisel; JD 1450 6 Bott. Trip Back Plow; Ford 5-16 Semi Mount Plow; Case-IH 4600 32' Hyd. Fold Field Cult. w/Tine Harrow & Walking Tandems; JD 1050 48 1/2' Hyd. Fold Field Cult.; Krause Landsman 6121 21' Hyd. Fold Soil Finisher w/5 Bar Spike Harrow; Kewanee 1020 20' Hyd. Fold Disc; IH 470 18'Man. Fold Disc; 2 Brillion 15' Cultimulcher; JD 450 15' Drill, 10" Spacing; Case-IH 5100 21x7 Soybean Spl. Drill; JD 7200 Maximerge II FF Vacuum Planter, Liquid Fert., Min. Till Cutters, Monitor, Herb. & Insect.; JD 7000 12-30 FF Planter, Liquid Fert., Insect., Monitor; Case-IH 183 12-30 Flat Fold Danish Tine Cult.; JD 845 12-30 Flat Fold Danish Tine Cultivator; JD 28' End Trans. Hoe; Dunham 25' Folding Packer; Unverferth 32' Rolling Basket; Mathews 15' Flail Chopper; JD #50 Sickle Bar Mower; NI 7'Sickle Bar Mower, Pull Type; Old Pull Type Grader; 2001 Honda 400 EX 4 Wheeler; Agco Allis 1718H Riding Mower w/48" Deck; 500 Gal. Skid Fuel Tank w/ Elec. Pump; 300 Gal Fuel Tank; Bainbridge Power Hack Saw; Hobart 220 Amp. Welder.

TERMS: Cash or Check w/D. Neither Sellers Nor Auctioneers Assume any Liability in Case of Accidents Nor Are They Responsible for Articles After Sold. Descriptions Are from Reliable Sources However We Accept No Liability for Error. 15 Minutes Small Items, Be On Time. Lunch Served.

DENNIS DRAPER & OTHERS,
 765-268-2355

AUCTIONEERS
 Marvin Mohler Lic # AU01033715 Dwaine Ward Lic # AU01005514
 Phone & Fax 765-379-3612 or 1-800-487-6435 Cellular 765-430-8539
 E-Mail: mjmohler@juno.com Your Satisfaction - Our Priority

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Mobile Home

TIPPECANOE RIVER - Two bedroom, one bath. Rent to own, needs work. From \$375/month. (765) 426-9200 49tf

Commercial/Retail

OFFICE SPACE FOR RENT in Burlington (Northgate Plaza), 800 sq.ft. For more information call 765-860-4860. 38tf

Advertising Pays!!

For Rent

DELPHI - Nice one bedroom duplex apartment. Ground level, off-street parking, washer/dryer hookup. Call (765) 564-8479. 6tf

DELPHI - One bedroom downstairs apartment, appliances furnished, off-street parking, baseboard heat. \$325/month, low deposit. Flexible rental agreement. (765) 564-9219. 614

DELPHI - One bedroom apartment. Appliances, water, sewage and trash pickup furnished. \$280/month, \$275 deposit. (765) 564-2840 or (574) 965-4203. 5tf

OCKLEY - Five bedroom, two bath, two-story farmhouse. Laundry hookups, gas heat, two-car garage, 10 fruit trees. \$725/month, \$500 deposit. Call (765) 891-1185. 5tf

FOR RENT OR TO BUY - 2 bedroom, 1 bath house in Flora. Small house, large yard. \$395/month plus deposit or \$29,900 to buy. Call Brian at 765-438-9582 anytime. 514

FLORA - 3 bedroom apartment, 2 baths, washer & dryer hook-ups. \$450/month. (765) 414-3970. 4tf

2 DELPHI PROPERTIES - No pets. References. Deposit. (765) 564-4144. New in 2007, 207 E. Summit St.: 2-bedroom house, 1 bath, central air/heat, washer/dryer hook-up in basement, near Hillcrest, \$550/mo. 406 N. Washington St.: 2-bedroom house, 2-story, 1 bath, washer/dryer hook-up, near downtown, \$500/mo. 4tf

ONE BEDROOM APTS. in Delphi. \$325-375/month. 765-430-5899. 314

FLORA - Four bedroom apartment, two bathrooms, appliances included. Deposit and references required. \$500/month. Call (765) 427-9424 or (765) 564-6387. 51tf

DELPHI - One bedroom apartment, large living room, kitchen, bath, second floor, across from courthouse. \$300 includes all utilities and high speed internet. (765) 491-7775. 50tf

DELPHI - Two bedroom house, 1 1/2 bath, all appliances, 1 1/2 car garage. 520 N. Washington St. \$550/month, short term available. (765) 426-9200 49tf

FLORA - Two bedroom apartment, upstairs near downtown, a/c, stove, refrigerator, dishwasher, soft water. One month free rent. Call for details. Utilities not included. No pets. (574) 967-3772. 48tf

DELPHI - Two bedroom, upstairs, water furnished. Deposit and references required. Call (765) 564-3247, ask for Linda. 46tf

DELPHI - 2 bedroom mobile home, washer/dryer, central air, dishwasher, stove, refrigerator, all furnished. \$450/month plus deposit. Call (765) 564-2221. 44tf

2 BEDROOM - Delphi. 2-story, 1 bath, washer/dryer hook-up, near downtown. 406 N. Washington St. \$500. No pets. References. Deposit. 765-564-4144. 44tf

CAMDEN - 3 bedroom, 2 bath house, fenced yard, \$550/month plus deposit. Call Zook Realty (765) 564-4203. 39tf

DELPHI - one bedroom apt., \$315/mo., appliances furnished. 765-491-5743. 29tf

DELPHI - Downtown apartments for rent. Available now. Appliances included. Under \$400. (765) 564-2165. 24tf

DELPHI - Large 2 bedroom, deposit, references required. \$500/mo. (765) 427-9424. 31tf

DELPHI - One bedroom apartment. Lease and deposit. No pets. (765) 404-8524, or (765) 567-2900. 39tf

FOR RENT
 Westwood Village Apartments Flora

2 Bedroom/1 1/2 Bath Luxury Apartment with garage.
 Includes Refrigerator, Stove, Dishwasher, Washer/Dryer hookups.
 Wheelchair accessible.
 \$575/month plus utilities (water/sewage paid).
574-686-2615; 574-686-2598; 574-967-4442
LM Properites, LLC

PUBLIC NOTICES
 "Because The People Must Know"

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 Carroll County, Indiana, in Cause No. 08D01-0606-MF-0016, wherein Irwin Mortgage Corporation was Plaintiff, and Tab Leroy Barnett, Denise Lee Barnett and Homecomings Financial Network, Inc., were the 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 15th day of March, 2007, at 10:00 A.M. of said day, at the 310 West Main Street, Delphi, IN 46923, the fee simple of the whole body of Real Estate in Carroll County, Indiana:

A part of the northeast quarter (1/4) of section seven (7) in Township twenty-five (25) north and range two (2) west, being more particularly described as follows: Beginning at a point which bears south 5 degrees 12 minutes West 410.95 feet and thence North 88 degrees 05 minutes West 1072.35 feet and thence north 1 degree 55 minutes east 10.00 feet from the northeast corner of the northeast quarter (1/4) of section seven (7), township and range aforesaid, and running thence north 88 degrees 05 minutes west 213.00 feet; thence south 71 degrees 10 minutes west 238.18 feet; thence west 317.75 feet; thence north 424.25 feet; thence east 733.65 feet; thence south 13 degrees 35 minutes east 369.90 feet; thence north 88 degrees 05 minutes west 64.50 feet to the place of beginning. The above described tract of land has the use of a twenty (20.00) foot wide lane as a means of ingress and egress, the center line of which is described as follows: Beginning at a point south 5 degrees 12 minutes west 410.95 feet from the northeast corner of the northeast quarter (1/4) of section seven (7), township and range aforesaid, and running thence North 88 degrees 05 minutes west 1072.35 feet, and commonly known as: 6066 N 800 W, Delphi, IN 46923.

Subject to all easements and restrictions of record, and subject to all real estate taxes, and assessments currently due, delinquent or which are to become a lien. Said sale will be made without relief from valuation or appraisal laws. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney.

Tony L. Burns
 Sheriff of Carroll County
 6066 N 800 W, Delphi, IN 46923
 Street Address

Craig D. Doyle (4783-49)
 Joanne B. Friedmeyer (10819-49)
 Andrew M. David (18600-09)
 James L. Shoemaker (19562-49)
DOYLE & FRIEDMEYER, P.C.
 First Indiana Plaza, Suite 2000
 135 North Pennsylvania Street
 Indianapolis, IN 46204-2456
 Telephone (317) 264-5000
 Facsimile (317) 264-5400
SHERIFF PLEASE SERVE:

CARROLL COUNTY SHERIFF'S OFFICE
 TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE
 Sheriff's File Number:
 Date of Sale: MARCH 8, 2007
 Sale Location: 310 West Main Street, Delphi, IN 46923-1400
 Publisher's Name/County: Carroll County Comet - Carroll County
 Judgment to be Satisfied: 151,561.37
 By virtue of a certified copy of a decree to me directed from the Clerk of Circuit Court of Carroll County, Indiana, in Cause No. 08C01-0603-MF-0026
 Plaintiff: Wells Fargo Bank, N.A. as Trustee
 Defendant: Brady J. Terrell aka Brady Joe Terrell and Dawn R. Terrell, et al.
 Required me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, at the hour of 10:00 am of said day as listed above, at fee simple of the whole body of Real Estate in Carroll County, Indiana:

Exhibit "A"
 Legal Description
 Part of Lot Seven (7) in the Subdivision of Section 4 in Township 25 North and Range 3 West, described as follows: Beginning at B point which bears due West (assumed bearing) 1327.50 feet and thence North 1 degrees 50 minutes West 759.35 feet and thence North 81 degrees 50 minutes West 726.63 feet and thence North 19 degrees 50 minutes East 180.25 feet from the Southeast corner of the Southeast quarter of Section 4, Township and Range aforesaid, to a point on the South line of a 30 foot roadway; and thence North 70 degrees 10 minutes West along said South line of roadway 625.00 feet to the true point of beginning; thence South 19 degrees 50 minutes West 292.60 feet; thence North 38 degrees 39 minutes West 111.30 feet; thence North 19 degrees 50 minutes East 231.70 feet; thence South 70 degrees 10 minutes East 100.00 feet to the place of beginning. Also known as 8S Hodges Subdivision Lot 7.
 Commonly Known as: 12406 West Sleepy Hollow Road, Monticello, IN 47960

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This Notice shall also represent service of Notice of Sale of the above-described real estate upon the owners, pursuant to requirements of IC 32-8-16.1.

Tina F. Wodgens (179551-49)
 Attorney
 Reisenfeld & Associates
 Attorneys at Law
 (513) 322-7000
 And PLEASE SERVE:
 Brady J. Terrell
 Pro se
 Attorney for Brady J. Terrell aka Brady Joe Terrell
 12406 West Sleepy Hollow Road
 Monticello, IN 47960
 Type of Service: Sheriff
 Dawn R. Terrell
 12406 West Sleepy Hollow Road
 Monticello, IN 47960
 Type of Service: Sheriff

Dennis V Ferguson (8474-49)
 Sheriff of Carroll County
 12406 West Sleepy Hollow Road
 Monticello, IN 47960

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity evidence.

FOR SALE BY OWNER - Three bedroom ranch style home on north edge of Camden. Large Zinn kitchen, all-season sunroom with fireplace, all new carpet and paint, new washer, dryer and water heater. Call (765) 564-2163 or (765) 202-0333. 31tf

FIXER UPPER - 3 bedrooms, 1 bath house in Delphi. \$32,000 or best offer. Call 765-564-6689 or 765-564-7977. 50tf

DELPHI - For sale in Delphi, 4-unit apartment building. \$95,000 or best offer. (574) 278-6304. 38tf

DELPHI - New home without the new price. Completely remodeled, everything is new. 90-plus efficient furnace and central air, nice garage with workshop. A must see! \$99,500. (574) 943-3652. 5tf

Big Savings Inventory Reduction Sale
Due To Relocation Of Our Sales Lot
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Joan Abbott Real Estate Presents

Back Row: Jim Garrison, Tracy Fassnacht, Randy German, Kim Ladd
 Middle Row: Leanne Aldrich, Joan Abbott, Norm Miller
 First Row: Shannon Evans, Nancy Bogan

Featured Homes of the Week

7122 Crestwood Drive

Immaculate! From the landscaping to the tastefully decorated interior there is not a detail that has been overlooked. This home has a new roof, replacement windows and lots of updates for your benefit. The new family room centers around a wonderful fireplace for gathering. Great deck for relaxing in your spacious back yard. You are close to town but have that wonderful country feeling. Mls# 9925864



375 W Washington Street

Welcome to this stunning, timeless, and classic contemporary home which sets on an oversized corner lot in a quiet neighborhood. This is beauty inside & out. Enjoy your open concept living and kitchen area, oak staircase leading to the three large bedrooms & bath, fenced back yard with deck for entertaining. Mls# 9925549



1833 North U.S. Hwy 421

Fantastic ranch home situated on a beautiful oversized city lot with a large covered patio overlooking your backyard. Updated windows, roof, A/C, water heater, interior painting and décor. Enjoy the open kitchen and eating area, which leads to the cozy family room & fireplace. Mls# 9925769



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Luxury ranch home on three acres with partial woods, stream, 3 bedrooms, 2 baths, large great room w/fireplace, heated sun room, finished & heated garage and large patio. Carroll Schools (2680) \$159,500

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Sandy Cooper, CRI, GRI.....765-564-3816
Lis. Appraiser
Carolyn Wagner, CRS, GRI.....765-564-3333
Pam Ennis, GRI.....574-965-4510
Jeff & Marcy Nelson.....765-564-4282
Stephanie Pencek.....765-566-2533
Kenn Murray.....765-564-3342

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