

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 Miami County, Indiana, in Cause No. 52D01-1002-MF-00053, wherein The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-3 was Plaintiff, and Harriet B. Tyson, Occupant(s) of 462 W 6th Street, Peru, IN 46970 and The State of Indiana through its Department of Revenue, 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 27th day of Dec, 2011, at 10 A.M. of said day, at the 1104 W. 200 North, Peru, IN 46970, the fee simple of the whole body of Real Estate in Miami County, Indiana:

Lot Number Thirty-Eight (38) in Brownell's Addition to the City of Peru, Miami County, Indiana.

52-08-28-307-059.000-016

and commonly known as: 462 W 6th Street, Peru, IN 46970.

Subject to all easements and restrictions of record not otherwise extinguished in the proceedings known as Cause # 52D01-1002-MF-00053 in the Superior Court of the County of Miami Indiana, 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 Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

James L. Shoemaker (19562-49)
S. Brent Potter (10900-49)
Craig D. Doyle (4783-49)
Christina M. Bruno (27334-49)
Jeffery R. Houin (27884-50)
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Timothy G. Miller
Miami County Sheriff

Peru
Township

462 W 6th Street, Peru, IN 46970
Street Address