

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF INDIANA
INDIANAPOLIS DIVISION

IN RE:)
)
POINTE PROPERTIES, LLC) Case No. 17-06729-JJG-7
)
Debtor.)

NOTICE OF OBJECTION DEADLINE AND HEARING ON TRUSTEE’S MOTION TO SELL REAL ESTATE AND CERTAIN PERSONAL PROPERTY LOCATED THEREON FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, CLAIMS AND INTERESTS AT AUCTION WITH NO PREVIOUSLY IDENTIFIED PROSPECTIVE PURCHASER

On February 15, 2018, Deborah J. Caruso, the chapter 7 trustee in this case (the “Trustee”), filed the *Trustee’s Motion to Sell Real Estate and Certain Personal Property Located Thereon Free and Clear of All Liens, Encumbrances, Claims and Interests at Auction with No Previously Identified Prospective Purchaser* (the “Sale Motion”) [Doc 140]. The Sale Motion requests entry of an order, pursuant to 11 U.S.C. §§ 105 and 363 and Rule 6004 of the Federal Rules of Bankruptcy Procedure, authorizing the sale of the Eagle Pointe Golf Resort located in Bloomington, Indiana (Monroe County), more particularly described in the Sale Motion (the “Real Estate”) and certain personal property located thereon (the “Personal Property,” and together with the Real Estate, the “Property”), at auction on April 16, 2018 at 11:00 a.m. (prevailing Eastern time).

NOTICE IS GIVEN that any objection to the Sale Motion must be in writing and filed with the Bankruptcy Clerk by no later than **March 8, 2018**. Objections may be filed electronically at www.insb.uscourts.gov, or if not required or not permitted to file electronically objections must be delivered by U.S. mail, courier, overnight/express mail or in person at:

116 U.S. Courthouse
46 East Ohio Street
Indianapolis, IN 46204

The objecting party must also serve a copy of the written objection upon the Trustee’s counsel, at Counsel for the Trustee Deborah J. Caruso, Rubin & Levin, P.C., 135 N. Pennsylvania Street, Suite 1400, Indianapolis, IN 46204. **If an objection is NOT timely filed, the requested relief may be granted without further notice or holding a hearing.**

NOTICE IS FURTHER GIVEN that only in the event an objection to the Sale Motion is filed, a hearing on the Sale Motion will be conducted as follows:

Date: March 13, 2018
Time: 10:30 a.m. (prevailing Eastern time)

Location: Room 311 of the United States Courthouse, 46 East Ohio Street,
Indianapolis, IN 46204

Respectfully submitted,

RUBIN & LEVIN, P.C.

Dated: February 15, 2018

By: /s/ Meredith R. Theisen

Meredith R. Theisen

Meredith R. Theisen (Atty. No. 28804-49)

RUBIN & LEVIN, P.C.

135 N. Pennsylvania Street, Suite 1400

Indianapolis, Indiana 46204

Tel: (317) 634-0300

Fax: (317) 263-9411

Email: mtheisen@rubin-levin.net

Attorneys for Deborah J. Caruso, Trustee

CERTIFICATE OF SERVICE

I hereby certify that on February 15, 2018, a copy of the foregoing *Notice of Objection Deadline and Hearing on Motion to Sell Real Estate and Certain Personal Property Located Thereon Free and Clear of All Liens, Encumbrances, Claims and Interests At Auction with No Previously Identified Prospective Purchaser* was filed electronically. Notice of this filing will be sent to the following parties through the Court's Electronic Case Filing System. Parties may access this filing through the Court's system.

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ecfdocket@bankruptcyoffice.net; ecfdocket@gmail.com; joey.cox@bankruptcyoffice.net
U.S. Trustee ustpregion10.in.ecf@usdoj.gov

I further certify that on February 15, 2018, a copy of the foregoing *Notice of Objection Deadline and Hearing on Motion to Sell Real Estate and Certain Personal Property Located Thereon Free and Clear of All Liens, Encumbrances, Claims and Interests At Auction with No Previously Identified Prospective Purchaser* was mailed by first-class U.S. Mail, postage prepaid, and properly addressed to the following:

Monroe County Treasurer 100 W. Kirkwood Avenue Bloomington, IN 47404	US Income Partners, LLC 3445 Winton Place, Suite 228 Rochester, NY 14623	Nicholson-Williams, Inc. d/b/a Coldwell Banker Commercial Benchmark c/o Willard DJR Nicholson, Registered Agent 4348 Southpoint Blvd. #310 Jacksonville, FL 32216
South Central Regional Sewer District 528 N. Walnut Street Bloomington, IN 47404	Shelby Gravel, Inc. d/b/a Shelby Materials P.O. Box 242 Shelbyville, IN 46176	Shelby Gravel, Inc. d/b/a Shelby Materials c/o Aaron Haehl, Registered Agent 157 E. Rampart Street Shelbyville, IN 46176

Deaton's Mechanical
Company, Inc.
1435 Brookville Way Suite J
Indianapolis, IN 46239

Deaton's Mechanical
Company, Inc.
c/o Gary W. Deaton,
Registered Agent
4355 N. S.R. 9
Greenfield, IN 46140

Harrell-Fish, Inc.
c/o Joseph R. Fuschetto &
Joseph Daniel O'Connor
Bunger & Robertson
226 South College Ave.
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Bloomington, IN 47402

Harrell-Fish, Inc.
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Indiana Department of
Revenue
Bankruptcy Section, MS108
100 N. Senate Ave., N240
Indianapolis, IN 46204

Natalie Slagle
c/o David Joseph Barker
650 N. Rangeline Road
Carmel, IN 46032

Shelby Materials
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Columbus, IN 47203-9439

Jeff Heinzmann
Heinzmann Law Office LLC
P.O. Box 336
Fishers, IN 46038

M. Michael Stephenson
McNeely Stephenson
2150 Intelliplex Drive
Shelbyville, IN 46176

I further certify that on February 15, 2018, a copy of the foregoing *Notice of Objection Deadline and Hearing on Motion to Sell Real Estate and Certain Personal Property Located Thereon Free and Clear of All Liens, Encumbrances, Claims and Interests At Auction with No Previously Identified Prospective Purchaser* was mailed by first-class U.S. Mail, postage prepaid, and properly addressed to the following on the attached Service List.

/s/ Meredith R. Theisen

Meredith R. Theisen

~~Label Matrix for local noticing
0756-1
Case 17-06729-JJG-7A
Southern District of Indiana
Indianapolis
Mon Feb 12 11:36:22 EST 2018~~

4031 S Jamie Lane
4031 S. Jamie Lane
Bloomington, IN 47401-9325

ACCUSHNET TITLIST
P.O. BOX 2471
WOBURN, MA 01888-0871

~~ADVANCED TURF SOLUTIONS
12955 FORD DR.
FISHERS, IN 46038-2899~~

ARGIS RECEIVABLES MANAGEMENT INC
ATTN: PAYMENT PROCESSING
PO BOX 3458
SAN RAFAEL, CA 94912-3458

ALSCO INC.
711 E VERMONT ST
INDIANAPOLIS, IN 46202-3643

~~AQUATIC SERVICES OF INDIANA
1668 OLD STATE ROAD 37
GREENWOOD, IN 46143-5610~~

Acushnet Company
Attn: Kate Benner
PO Box 965
Fairhaven, MA 02719-0965

Adrea Simmerman
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Bedford, IN 47421-8412

~~Attorney General of the United States
U.S. Department of Justice
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Washington, DC 20530-0001~~

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BLOOMINGTON, IN 47401-8837

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1351 W. TAPP RD.
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1801 E SMITHVILLE RD
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P.O. BOX 362
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Bledsoe Tapp & Riggert n/k/a BRCJ, Inc.
c/o Carmin Parker, PC
116 WEST 6TH STREET SUITE 200
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~~CENTRAL RESTAURANT SUPPLY
7750 GEORGETOWN RD
INDIANAPOLIS, IN 46268-4135~~

COBRA PUMA GOLF, INC.
1818 ASTON AVE.
CARLSBAD, CA 92008-7306

CURRY AUTO CENTER
BUICK-CADILLAC BLVD.
BLOOMINGTON, IN 47401

~~CURRY AUTO CENTER, INC
2906 BUICK CADILLAC BLVD
BLOOMINGTON, IN 47401-5444~~

Calvin Kit Klingelhoffer
4802 Luxbury Drive
Bloomington, IN 47401-8586

~~Steven Dean Carpenter
Indiana Department of Revenue
ICCN-N-348
100 North Senate Avenue
Indianapolis, IN 46204-2263~~

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Chris Druckrey
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Coface North America Insurance Company
50 Millstone Rd., Bldg. 100, Ste. 360
East Windsor, NJ 08520-1415

~~Howard Russell Gehan
Frost Brown Todd LLC
303 N Illinois St Ste 1900
Indianapolis, IN 46204-4236~~

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337 W. MELINDA LN.
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~~1435 BROOKVILLE WAY, SUITE J~~
~~INDIANAPOLIS, IN 46219-1037~~

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BLOOMINGTON, IN 47404-1420

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BK MAILING ADDRESS
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~~101 West Ohio Street Suite 1000~~
~~Indianapolis, IN 46204-1982~~

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DEC45A - Legal Bankruptcy
Charlotte, NC 28202

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GOLDEN WEST INDUSTRIAL SUPPLY
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CARMEL, IN 46032-8208

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2675 RESEARCH PARK DRIVE
MADISON, WI 53711-4906

Gordon Flesch Company, Inc
2675 Research Park Dr
Fitchburg, WI 53711-4906

HARRELL-FISH, INC
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~~100 N. SENATE AVE., N240~~
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1800 W 17TH ST
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~~100 N Senate Ave~~
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~~Bloomington, IN 47404-5143~~

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CINCINNATI, OH 45203-1100

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~~c/o James G. Lauek, Esq.~~
~~Kroger, Gardis & Regas, LLP~~
~~111 Monument Circle, Suite 900~~
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BLOOMINGTON, IN 47402-0250

PROFESSIONAL GOLFCAR CORP
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MARTINSVILLE, IN 46151-8079

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~~Carmin Parker, PC~~
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Bloomington, IN 47404-1420

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INDIANAPOLIS, IN 46250-0650

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PIMENTO, IN 47866-9734

REPUBLIC SRVCS OF IN
832 LANGSDALE AVENUE
INDIANAPOLIS, IN 46202-1150

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ATLANTA, IN 46031-9668

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~~SHELBY MATERIALS
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COLUMBUS, IN 47203-9439~~

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POB 728
ELLETTSVILLE, IN 47429-0728

SOUTHERN INDIANA MAINTENANCE
9690 S HARRODSBURG RD
SPRINGVILLE, IN 47462-9444

SOUTHERN MONROE WATER AUTHORITY
5790 S. FAIRFAX RD,
BLOOMINGTON, IN 47401-9341

SUTTON GARTEN CO.
901 N. SENATE AVE.
INDIANAPOLIS, IN 46202-3000

SYSCO FOODS SRVCS OF INDY
4000 WEST 62ND STREET
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~~Shelby Materials, Inc.
c/o McNeely Stephenson
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~~Sowers Landscaping, Inc.
c/o Angela F. Parker, Carmin Parker, PC
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~~Jonathan David Sundheimer
Barnes & Thornburg LLP
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TABOR BRUCE ARCHITECTURE & DESIGN
1101 S. WALNUT ST
BLOOMINGTON, IN 47401-5823

TRI COUNTY RENTAL
1313 BUNDY LN
BEDFORD, IN 47421-9382

~~TRM EAGLE POINT LLC
C/O BEN TYLER CAUGHEY
828 E 64TH STREET
INDIANAPOLIS, IN 46220-1175~~

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Law Office of Steven P. Taylor, P.C.
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~~Meredith R. Thomsen
Rubin & Levin, P.C.
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U.S. Attorney's Office
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Indianapolis, IN 46204-1986

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Wage & Hour Division
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Office of U.S. Trustee
101 W. Ohio St., Ste. 1000
Indianapolis, IN 46204-1982~~

~~United States Trustee
101 West Ohio Street, Suite 1000
Indianapolis, IN 46204-1990~~

VECTREN ENERGY
P O BOX 6248
INDIANAPOLIS, IN 46206-6248

~~(c)WTT 92.3/ WGLC
120 W 7TH ST STE 400
BLOOMINGTON IN 47404-4972~~

YOUNG TRUCKING
1602 S ROGERS ST
BLOOMINGTON, IN 47403

~~Addresses marked (c) above for the following entity/entities were corrected
as required by the USPS Locatable Address Conversion System (LACS).~~

~~WTIS 92.3/ WGLC
400 ONE CITY CENTRE
BLOOMINGTON, IN 47404~~

~~The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.~~

~~(u)AUTOMATIC SPRINKER~~

~~(u)PINFTECH~~

~~(u)Nicholson-Williams, Inc. d/b/a Coldwell Ba~~

~~(u)Pointe Service Association, Inc.~~

~~(u)Professional Golfcar Corporation~~

~~(u)RESIDEX~~

~~(u)Smithville Telecom, LLC d/b/a Smithville F~~

~~(u)Sycco Indianapolis, LLC~~

~~(u)TRM Eagle Pointe, LLC~~

~~(u)US Income Partners, LLC~~

~~End-of-Label Matrix
Mailable recipients 116
Bypassed recipients 10
Total 126~~