

Financial Freedom as servicer for CIT Bank,
N.A.

Plaintiff

Case No: 17 CV 5

vs

IRMA BRAUN, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 13, 2017 in the amount of \$134,075.32 the Sheriff will sell the described premises at public auction as follows:

TIME: June 12, 2018 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the proceeds of the sale. 4.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

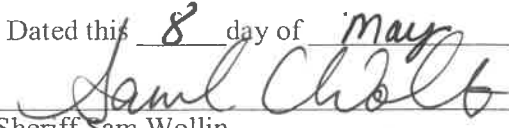
PLACE: in the main lobby of the Adams County Courthouse located at 402 Main Street, Friendship, Wisconsin

DESCRIPTION: Lots 12 and 13 of Adams County Certified Survey Map No. 1443, as recorded in the Office of the Register of Deeds for Adams County, Wisconsin on June 8, 1982 at 10:35 am in Volume 6 of Certified Survey Map's Page 53-54, as Document No. 282347, said land being situated on part of the North 1/2, Northeast 1/4, Section 13, Township 15 North, Range 6 East, Town of Springville, Adams County Wisconsin. A parcel of land located in parts of Lots U and T of Adams County Certified Survey Map No. 274, (said survey being recorded in the Office of the Register of Deeds for Adams County, Wisconsin on October 23, 1974 at 8:30 am in Volume 2 of Certified Surveys Pages 13-14, as Document No. 240040) bounded by the following described line: beginning at the Northwest corner of Adams County Certified Survey Map No. 948 also being on the West line of Lot U of Adams County Certified Survey Map No. 274; thence North 0 degrees 49' West along said West line (recorded as North 0 degrees 01' 54" East), 521.94 feet to the Northwest corner of said Lot U; thence South 88 degrees 20' East (recorded as North 88 degrees 40' 34" West), 480.97 feet (recorded as 481.497 feet) to the Northeast corner of said Lot T; thence South 0 degrees 06' East (recorded as North 0 degrees 00' 35" East) along the East line of said Lot T, 501.01 feet; thence South 89 degrees 11' West, 474.22 feet to the point of beginning, all being in the Town of Springville, Adams County, Wisconsin.

PROPERTY ADDRESS: 731 Fish Court, Grand Marsh, WI 53936

TAX KEY NO.: 032-00479-0000 & 032-00480-0000

Hunter R. Felknor
BP Peterman Law Group LLC
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262-790-5719

Dated this 8 day of May, 2018.


Sheriff Sam Wollin
Adams County Sheriff

BP Peterman Law Group LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.