

BANK OF MAUSTON,
a Wisconsin Banking Corporation,

Case No. 17-CV-116

Plaintiff,

vs.

Foreclosure of Mortgage 30404

ESTATE OF JAMES M. ZEMKE and
MARY E. ZEMKE,

Tax ID No. Part of 004-00751-0000

Defendants.

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and Sale entered on **October 23, 2017** in the amount of **\$47,179.49**, the Sheriff or his assignee will sell the described premises at public auction as follows:

DATE AND TIME: Tuesday, May 8, 2018 at 10:00 o'clock AM

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the Clerk of Courts Office at the time of the sale in cash, cashier's check, money order, or certified funds, payable to the Clerk of Courts Office. Personal checks cannot and will not be accepted. The balance of the successful bid must be paid to the Clerk of Courts Office in cash, cashier's check, money order, or certified funds, no later than ten days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is", is not available for viewing, and subject to all liens, encumbrances, and unpaid real estate taxes.

PLACE: Courthouse Steps, 402 Main Street, Friendship, Wisconsin.

DESCRIPTION: A part of the Southwest Quarter of the Southeast Quarter (Pt. SW $\frac{1}{4}$ SE $\frac{1}{4}$), Section Twenty-one (21), Township Nineteen (19) North, Range Six (6) East of the Fourth Principal Meridian, more particularly described as follows, to-wit: Commencing at the Southwest Corner of the said Southwest Quarter of the Southeast Quarter, Section Twenty-one (21), Township Nineteen (19) North, Range Six (6) East of the Fourth Principal Meridian, and running thence North on the West line of said Southwest Quarter of the Southeast Quarter, Eighteen (18) Rods to a point; thence running East, parallel with the South line of said Southwest Quarter of the Southeast Quarter, Ten (10) Rods to a point; thence running South, parallel to said West line of said Southwest Quarter of the Southeast Quarter, Eighteen (18) Rods or to the South line thereof; thence running West on said South line of said Southwest Quarter of the Southeast Quarter, Ten (10) Rods and to the point of commencement, Town of Big Flats, Adams County, Wisconsin.

PROPERTY ADDRESS: 1044A Browndeer Avenue, Friendship, Wisconsin 53934.

ATTORNEY Attorney Thomas J. Casey
INFORMATION: Curran, Hollenbeck & Orton, S.C.
111 Oak Street, P.O. Box 140
Mauston, Wisconsin 53948-0140
(608) 847-7363

Dated this 2 day of April, 2018.

/S/ SAMUEL C. WOLLIN

Samuel C. Wollin, Sheriff of Adams County

Sales are subject to cancellation at any time without notice.