

STATE OF WISCONSIN:

CIRCUIT COURT:

CRAWFORD COUNTY

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

NOTICE OF SHERIFF'S SALE

Plaintiff

Case Number: 15CV108

CASE CODE: 30404

vs.

Gerald B. Bruehahn

Defendant

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 26, 2016, in the amount of \$60,095.01, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

March 30, 2017 at 9:30AM

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 forfeiture 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 from the proceeds of the sale upon confirmation from the court.

PLACE:

West Entrance Steps of Courthouse, 224 N. Beaumont Road, Prairie Du Chien WI 53821

Property description:

That part of farm lot number thirty-five (35) of the private land claims at Prairie Du Chien, Wisconsin, described as follows: Commencing at the intersection of the South line of Mooney Street and the centerline of an existing private street which is and has been known as Michigan Street extended, which point is located 274.05 feet East of the intersection of the South line of said Mooney Street and the East line of Minnesota Street measured along the South line of Mooney Street, thence running Southerly at right angles to the North line of said Farm lot 35 along the center of said private street 65 feet to the place of beginning of the premises herein conveyed from said place of beginning thence running East parallel with the North line of said Farm Lot 35 a distance of 169 feet to the center of a private alley, thence running Southerly at right angles to the North line of said Farm Lot 35 a distance of 60 feet, thence running West parallel with the North line of said Farm Lot 35 a distance of 169 feet and thence running North along the center of said private street 60 feet to the place of beginning. Also an easement and right of way across that portion of the premises constituting an extension of Michigan Street and being the Westerly 33 feet of the premises immediately to the North of and adjacent to the premises conveyed, said servient premises described as follows: Commencing at a point at which the North line of said Farm Lot 35 is intersected by the centerline of Michigan Street extended in the city of Prairie Du Chien, thence running Southerly along said centerline of Michigan Street extended a distance of 66 feet which is the place of beginning, thence running Easterly parallel with the North line of said Farm Lot 35 a distance of 169 feet to the center of private alley, thence running Southerly at

right angles to the North line of said Farm Lot 35 a distance of 65 feet, thence running Westerly parallel to the North lines of said Farm Lot 35 a distance of 169 feet, thence running Northerly to the place of beginning; Also an easement or right of way across that portion of said premises to the East and thereof which is now laid out as a private alley. Said easements and rights of way are granted subject to the rights of owner's property lying to the south of said premises. Also a perpetual easement and right of way for the purpose of maintenance, using and repairing the water and sewer pipes and lines which are now laid across the property above referred to as servient premises.

Tax Key No: 12-271-0236-0001

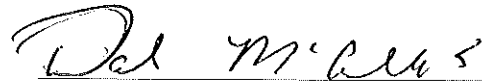
Property Address: 802 S. Michigan St., Prairie Du Chien, WI 53821

Jack N. Zaharopoulos
State Bar No. 1041503

Attorney for Plaintiff

120 North LaSalle Street
Suite 1140
Chicago, IL 60602
(414) 937-5992

Dated this _____ day of _____, 2017



Crawford County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

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CERTIFICATE OF MAILING

I, Matthew Pike, hereby certifies that a true copy of the Notice of Sheriff's Sale was served upon the hereinafter named parties by enclosing the same in an envelope postpaid for first-class handling which bore the sender's name and return address and which was addressed to each such party at this/her respective post office address and which was deposited in a United States Post Office depository in Bloomfield Hills, Michigan on 3/2/17.

Gerald Bruehahn
1505 E. Wells Street, 205
Prairie Du Chien, WI 53821

BY: Matthew Pike

Matthew Pike