

Nationstar Mortgage LLC

Plaintiff

Crawford Case No: 14 CV 78

vs

GUY ALLEN WAGNER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 11, 2016 in the amount of \$83,140.90 the Sheriff will sell the described premises at public auction as follows:

TIME: January 24, 2019 at 09:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash, cashier's check, or certified funds 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: on the front steps of the Crawford County Courthouse located at 224 N. Beaumont Road, Prairie du Chien, Wisconsin 53821

DESCRIPTION: Parcel A:

Lot 1 of Certified Survey Map No. 663, recorded on October 12, 1993, in Volume 5 of Certified Survey Maps, Page 69, as Document No. 240742, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Town 10 North, Range 6 West, Town of Freeman, Crawford County, Wisconsin.

Parcel B:

Lot 2 of Certified Survey Map No. 663, recorded on October 12, 1993, in Volume 5 of Certified Survey Maps, Page 69, as Document No. 240742, located in part of the Northeast 1/4 of the Northwest 1/4 of section 13, Town 10 North, Range 6 West, Town of Freeman, Crawford County, Wisconsin.

ALSO DESCRIBED AS:

Lot 1 CSM#663 recorded in Vol 5/CSM/69 being located in part of the NE 1/4 of NW 1/4 of Sec 13-10-6
Lot 2 CSM#663 recorded in Vol 5/CSM/69 being located in part of the NE 1/4 of NW 1/4 of Sec 13-10-6

PROPERTY ADDRESS: 58487 Buck Creek Road, Ferryville, WI 54628

TAX KEY NO.: 008-1588-0000 (Parcel A), 008-1589-0000 (Parcel B)

Hunter R. Felknor
BP Peterman Law Group LLC
State Bar No. 1094978
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 20 day of DEC, 2018

Dale McCullick
Sheriff Dale McCullick
Crawford 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.