

Nationstar Mortgage LLC

Plaintiff,

Case No. 2014CV000078

v.

Guy Allen Wagner, et al.

Defendant(s).

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on 02/11/2016 in the amount of \$75,017.40, I will sell at public auction on the West Entrance Steps of the Crawford County Courthouse, 220 North Beaumont Road, Prairie du Chien, WI 53821, on

**April 18, 2019**

At 9:30 AM, all of the following described premises, to wit:

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

Street Address: 58487 Buck Creek Road, Ferryville, WI 54628

Tax Key No. 008-1588-0000 (Parcel A) 008-1589-0000 (Parcel B)

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 03/18/19.

  
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Sheriff of Crawford County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-19-00072

**NOTE: This law firm is a debt collector.**