

CIT Bank, N.A.

Plaintiff

Wood County Case No: 15 CV 42

vs

ESTATE OF JEANNE M. COOPER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 12, 2016 in the amount of \$77,307.03 the Sheriff will sell the described premises at public auction as follows:

TIME: January 23, 2019 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, 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 Wood County Courthouse located at 400 Market St. Wisconsin Rapids, Wisconsin 54495

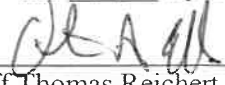
DESCRIPTION: That part of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 21 North, Range 5 East, in the Town of Saratoga, County of Wood, State of Wisconsin, described as follows: Commencing at a point on the South line of the forty 966 feet West from the Southeast corner thereof for a starting point of the land hereby conveyed; thence North parallel with the East line of the forty, 264 feet; thence West parallel with the South line of the forty, 74 feet; thence South 264 feet and to the South line of the forty; thence East along the South line of the forty, 74 feet, more or less, and the place of beginning, excepting therefrom, however, that part heretofore laid out and used for public highway and being the East 74 feet of the lands described in Volume 282 of Deeds, Page 437, Wood County Records.

PROPERTY ADDRESS: 763 State Highway 73 South, Nekoosa, WI 54457

TAX KEY NO.: 1800742EC

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 17 day of December, 2018.



Sheriff Thomas Reichert
Wood 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.