

PERSONAL () SUBSTITUTE () NO 26558
SERVED BY _____ DEP. SHERIFF
ON _____ 20 _____ TIME _____
DOOR COUNTY SHERIFF DEPARTMENT

STATE OF WISCONSIN

CIRCUIT COURT

DOOR COUNTY

Champion Mortgage, LLC as servicer for
Nationstar Mortgage LLC d/b/a Champion
Mortgage

Plaintiff

Case No: 16 CV 70

vs

ESTATE OF ELAINE R. BURKE, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 4, 2016 in the amount of \$117,617.69 the Sheriff will sell the described premises at public auction as follows:

TIME: September 6, 2017 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 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 forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) 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: in the lobby of the Sheriff's Dept. Justice Center located at 1201 S. Duluth Avenue, Sturgeon Bay, Wisconsin 54235

DESCRIPTION: The following described real estate, situated in the County of Door and State of Wisconsin, to-wit:

Tract One: Lot One (1) Subdivision Two (2) City of Sturgeon Bay, according to the Assessor's Map as recorded in Volume 1 of Plat Books, Pages 1 and 2, excepting therefrom the following 4 tracts: Tract sold to C. H. Schroeder, (Vol. 22 of Deeds, Page 530); Tract sold to Frank Solomon, Jr. (Vol. 26 of Deeds, Page 629); Tract sold to Frank Conjurski (Vol. 27 of Deeds, Page 24); Tract sold to Joseph O'Boyle and wife (Vol. 71 of Deeds, Page 121).

Tract Two: A tract in Lot One (1), Subd. Two (2) City of Sturgeon Bay, as described in the Deed recorded in Vol. 82

of Deeds, Page 9, and herein described as follows: A tract in Lot One (1), Subdivision Two (2), City of Sturgeon Bay,

beginning at a point on the Northerly side of Liberty Street (now Iowa Street) which is the Southwest corner of grantees' land; thence Westerly along the Northerly side of Liberty Street (now Iowa Street) 5 1/2 feet; thence Northerly in a straight line to a point on the present West boundary of grantees' land and 60 feet North of the place of beginning; thence Southerly along the Westerly boundary of grantees' land to the place of beginning.

PROPERTY ADDRESS: 320 Iowa Street, Sturgeon Bay, WI 54235

TAX KEY NO.: 281 6202000101

Michael Holsen
BP Peterman Law Group LLC
State Bar No. 1073973
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 31 day of July, 2017.

\$

Sheriff Steven Delarwelle
Door County Sheriff

Please go to <http://bppeterman.com/> to obtain the bid for this sale.
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.