

PERSONAL ( ) SUBSTITUTE ( ) NO. 26527  
SERVED BY \_\_\_\_\_ DEP. SHERIFF  
ON \_\_\_\_\_ 20 \_\_\_\_\_ TIME \_\_\_\_\_  
DOOR COUNTY SHERIFF DEPARTMENT

STATE OF WISCONSIN

CIRCUIT COURT

DOOR COUNTY

Federal National Mortgage Association  
("Fannie Mae"), a corporation organized and  
existing under the laws of the United States  
of America

**Plaintiff**

Case No: 16 CV 92

vs

JOSEPH L. GIRAUD, et al.

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 8, 2016 in the amount of \$114,843.12 the Sheriff will sell the described premises at public auction as follows:

TIME: August 2, 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: A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 27 North, Range 25 East, more particularly described as follows: Beginning at a point which is 24 rods South of the Northeast corner of the NE 1/4 of the NE 1/4 of Section 12, Township 27 North, Range 25 East, thence South along the center of the townline road a distance of approximately 40 rods to the Northeast corner of the property owned by Louis Deutsch; thence 20 rods west along the North line of the Louis Deutsch property; thence North approximately 40 rods to a point which is 24 rods South of the Northwest corner of the property owned by Frank J. Deutsch; thence East 20 rods to the point of beginning; and excepting therefrom the tract heretofore sold to Harold Haines as described in Volume 28 of Partial Releases page 278 and excepting also the tract heretofore sold to Harold W. Peterson as described in Volume 81 of Deeds, page 585, all recorded in the Office of the Register of Deeds for Door County, Wisconsin.

PROPERTY ADDRESS: 415 North Duluth Avenue, Sturgeon Bay, WI 54235

TAX KEY NO.: 281 6612000106

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

Dated this 8<sup>th</sup> day of June, 2017.

\_\_\_\_\_/s/\_\_\_\_\_  
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.