

Nationstar Mortgage LLC d/b/a Champion  
Mortgage

**Plaintiff**

Case No: 14 CV 216

vs

RUTH E. CANAPA, et al.

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 5, 2015 in the amount of \$54,361.57 the Sheriff will sell the described premises at public auction as follows:

TIME: October 17, 2018 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: In the 3rd floor lobby entrance of the Clark County Courthouse located at 517 Court Street, Neillsville, Wisconsin

DESCRIPTION: That part of Lot 1 of Certified Survey Map No. 2098 recorded on October 30, 2012, as Document No. 590477, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 24 North, Range 4 West, in the Town of Mentor, Clark County, Wisconsin, described as follows:  
Commencing at a point

550 feet South of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 24 North, Range 4 West; thence running South 550 feet, thence East 400 feet, thence North 550 feet, thence West 400 feet to the place of beginning.

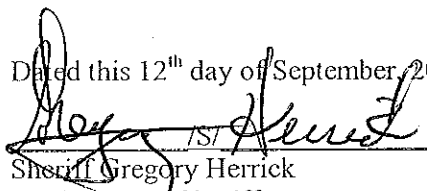
Together with an easement of a strip of land 40 feet wide for roadway and access purposes, which strip lies directly East and adjoins the above described premises.

PROPERTY ADDRESS: W10331 Walkers Road, Humbrid, WI 54746

TAX KEY NO.: 040.0328.000

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

Dated this 12<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
Sheriff Gregory Herrick  
Clark 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.