

Lakeview Loan Servicing, LLC

Plaintiff

Case No: 20 CV 14

vs

Austin F. Elias, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 26, 2020 in the amount of \$185,222.23 the Sheriff will sell the described premises at public auction as follows:

TIME: October 7, 2020 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 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 from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

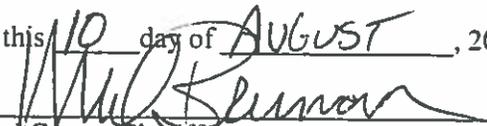
PLACE: Lobby of the Ashland County Courthouse, 201 West Main Street, Ashland, WI, 54806

DESCRIPTION: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4), SECTION SEVENTEEN (17), TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE FOUR (4) WEST, TOWN OF GINGLES, ASHLAND COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: TO LOCATE THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17 AND RUN SOUTH 00°48' WEST, 528.45 FEET ON THE WEST SECTION LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS, SOUTH 88°49' EAST, 528 FEET ON A LINE THAT IS 528.45 FEET SOUTH OF AND PARALLEL WITH THE NORTH SECTION LINE OF SAID SECTION 17 TO A POINT; THENCE SOUTH 00°48' WEST, 124.20 FEET ON A LINE THAT IS 528 FEET EAST OF AND PARALLEL WITH THE WEST SECTION LINE OF SAID SECTION 17 TO A POINT; THENCE NORTH 88°49' WEST, 528 FEET ON A LINE THAT IS 652.65 FEET SOUTH OF AND PARALLEL WITH THE NORTH SECTION LINE OF SAID SECTION 17 TO THE POINT WHERE IT INTERSECTS THE WEST SECTION LINE OF SAID SECTION 17; THENCE NORTH 00°48' EAST, 124.20 FEET ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 50894 State Highway 112, Ashland, WI 54806

TAX KEY NO.: 008-00292-0600

Phillip A. Norman, P.C.
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(262) 314-6564

Dated this 10 day of AUGUST, 2020.

Ashland County Sheriff

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.