

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2018CV000223

v.

The Estate of Larryne K. Atkinson a/k/a Larryne L. Atkinson, et al.

Defendant(s).

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on 01/08/2019 in the amount of \$132,494.91, I will sell at public auction in the Columbia County Courthouse, 400 Dewitt Street, Portage, WI, on

May 13, 2019

At 9:30 AM, all of the following described premises, to wit:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 2509 RECORDED IN THE COLUMBIA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 79, AS DOCUMENT NO. 553560, IN THE TOWN OF WYOCENA, COLUMBIA COUNTY, WISCONSIN.

EXCEPT THE FOLLOWING:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, CERTIFIED SURVEY MAP, NO. 2509; THENCE SOUTH 01° 24' 00" WEST ALONG THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP, NO. 2509, 49.20 FEET; THENCE NORTH 71° 20' 28" WEST, 147.27 FEET; THENCE NORTH 20° 10' 25" EAST ALONG THE EAST LINE OF SAID LOT 2 AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 44, 47.00 FEET; THENCE SOUTH 71° 20' 28" EAST ALONG THE SOUTH LINE OF LOT 1, ALSO BEING THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP, NO. 2509, 131.43 FEET TO THE POINT OF BEGINNING.

Street Address: N7230 State Highway 44, Pardeeville, WI 53954  
Tax Key No. 11042-74.02

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 04/12/19.

JS  
Sheriff of Columbia County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-18-00975

**NOTE: This law firm is a debt collector.**

LEC