

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

CITIBANK, N.A AS SUCCESSOR TRUSTEE
TO U.S. BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR MASTR ADJUSTABLE RATE
MORTGAGES TRUST 2007-HF1, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-HF1,

CASE NO.: 14-CV-127
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

RUSSELL CONRADSON, and
HEATHER CONRADSON, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 4/22/2014, in the amount of \$96,334.64, I will sell at public auction at the lower West lobby (front steps) of the Rock County Courthouse 51 South Main Street Janesville, WI 53545, City of Janesville, County of ROCK, State of Wisconsin on **11/05/2014**, at 10:00 AM all of the following described mortgaged premises, to wit:

The Westerly 70.00 feet of the Easterly 183.00 feet of that part of the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) East of the 4th Principal Meridian, in the City of Janesville, Rock County, Wisconsin, described as follows: Beginning at an iron pipe monument on the Southerly line of Ravine Street, at the Northwesterly corner of Lot Thirteen (13) of Elmwood Addition; thence South 4° 21' East, along the Westerly lines of Lots Thirteen (13), Fourteen (14) and Fifteen (15) of Elmwood Addition, 175.36 feet to an iron pipe monument at the Southwesterly corner of said Lot Fifteen (15); thence South 86° 19' West 498.6 feet to an iron pipe monument; thence North 4° 25' West 175.36 feet to the Westerly extension of said Southerly line of Ravine Street; thence North 86° 19' East, along said Southerly line of Ravine Street and said Southerly line extended Westerly, 498.69 feet to the place of beginning.

The above property is located at: 1825 Ravine Street, Janesville, WI 53548-3444

Tax Key No.: 241 0135100291

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 10 day of October, 2014, at Janesville, Wisconsin.

Robert D Spoden
Robert D Spoden
SHERIFF OF ROCK COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

KMK File 10004440