

CitiMortgage, Inc.

Plaintiff

Case No: 14 CV 40

vs

BENNETT W. COOKE, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 7, 2015 in the amount of \$86,182.64 the Sheriff will sell the described premises at public auction as follows:

TIME: August 12, 2015 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. 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: in the Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

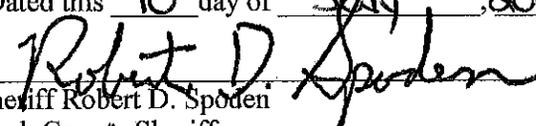
DESCRIPTION: The East part of Lot 29 of Head's Addition to the City of Edgerton, Rock County, Wisconsin, described as follows: Commencing at a point in the South margin of Stoughton Road 131 feet Northwesterly from the junction of said Southerly margin of Stoughton Road with the Northerly margin of Rollin Street; thence Southeasterly along the Southerly margin of Stoughton Road to the Northerly margin of said Rollin Street; thence Westerly along the Northerly margin of said Rollin Street 160 feet; thence in a direct straight line to the point of beginning.

EXCEPTING land conveyed by William L. Maves and Elsie Maves his wife to Alice C. Swift by Warranty Deed dated October 27, 1936 ad recorded on October 30, 1936, in the Office of the Register of Deeds for Rock County in Volume 274 of Deeds, Page 434, which said land is described as follows: A piece and parcel of Lot 29 of Head's Addition to the City of Edgerton commencing at a point in the Southwest margin of Stoughton Road 122 feet Northwesterly from the junction of said Southwesterly margin of Stoughton Road with the Northerly margin of Rollin Street, which point is also 122 feet Northwesterly from the East point of said Lot 29; thence in a Northwesterly direction along the Southwesterly margin of Stoughton Road a distance of 9 feet to the Northeasterly corner of Alice C. Swift lot; thence in a Southwesterly direction along the Southeasterly boundary line of the Alice C. Swift lot a distance of 68 feet; thence in a Southeasterly direction parallel with the Southwesterly margin of Stoughton Road a distance of 9 feet; thence in a Northeasterly direction parallel with the Southeasterly margin of Alice C. Swift lot, 68 feet to the point of beginning.

PROPERTY ADDRESS: 204 Stoughton Road, Edgerton, WI 53534

TAX KEY NO.: 221 069003

Scott D. Nabke
J Peterman Legal Group Ltd.
State Bar No. 1037979
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719.

Dated this 10 day of July, 2015.


Sheriff Robert D. Spoden
Rock County Sheriff


Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.