

STATE OF WISCONSIN:

CIRCUIT COURT:

ROCK COUNTY:

SHIRLEY D. SHEAR,

Plaintiff,

-vs-

TRENT L. SHEAR, MIDLAND FUNDING
LLC, PORTFOLIO RECOVERY
ASSOCIATES, L.L.C., and STATE OF
WISCONSIN, DEPARTMENT OF
CHILDREN AND FAMILIES,

Defendants.

File No. 16-CV-532

Case Classification Type:

Foreclosure of Mortgage
Code No. 30404

Money Judgment
Code No. 30301

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of and pursuant to a Judgment of Foreclosure entered in the above-captioned action on September 16, 2016, I or my designee will cause to be sold at public auction in the Lower West Lobby (Front Steps) of the Rock County Courthouse, located at 51 South Main Street, City of Janesville, Rock County, Wisconsin, on November 2, 2016, at 10:00 a.m., all of the following described premises particularly described as:

That part of Out Lot 11-31, Assessor's Plat of Beloit Township, in the South 1/2 of Section 11, T.1N., R.12E. of the 4th P.M., Beloit Township, Rock County, Wisconsin, described as follows: Beginning at a pipe monument at the intersection of the North line of Hillside Subdivision produced Westerly with the Westerly curved line of Riverside Drive; thence Northerly along said Westerly curved line, the chord being N 14°07 1/2' E. 149.9 feet to an iron pin; thence N. 15°19 1/2' E. on tangent line and Westerly line of Riverside Drive 467.3 feet to an iron pin at place of beginning of this description; thence N. 88°31' W., 600 feet Northerly at right angles thereto 926.0 feet to the Easterly bank of Rock River;

thence Northerly on the Easterly bank on Rock River to a line drawn parallel to the North line of Hillside Subdivision produced Westerly and 730.0 feet Northerly at right angles thereto; thence S. 88°31' E., along a line parallel to the North line of Hillside Subdivision produced Westerly and 730 feet Northerly at right angles thereto; 937.2 feet to the Westerly line of Riverside Drive; thence S. 15°19 1/2' W. along the Westerly line of Riverside Drive; 133.9 feet to place of beginning.

Tax Parcel No. 004 011069

Property Address: Vacant Lot – Riverside Drive
Beloit, WI 53511

TERMS OF SALE: Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court confirms the sale or else the 10% down payment is forfeited to the Plaintiff. The property is sold "as is" and subject to all liens and encumbrances. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

Dated at _____, Wisconsin, this 30th day of September, 2016.

Robert D. Spoden

Robert Spoden, Sheriff

Rock County, Wisconsin

By Deputy Anthony J. Bau 12351

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