

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

Plaintiff

Case No: 17 CV 661

vs

ESTATE OF JOAN C. CAMPBELL, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 14, 2018 in the amount of \$84,830.11 the Sheriff will sell the described premises at public auction as follows:

TIME: June 27, 2018 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.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the proceeds of the sale. 4.) 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.

PLACE: in the Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

DESCRIPTION: Lot 5, Block 2, First Claremont Park, City of Janesville, Rock County, Wisconsin according to the duly recorded plat thereof.

PROPERTY ADDRESS: 2421 East Milwaukee Street, Janesville, WI 53545

TAX KEY NO.: 2410229100011

Hunter R. Felknor
BP Peterman Law Group LLC
State Bar No. 1094978
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 25th day of May, 2018.
Robert D. Spoden
Sheriff Robert D. Spoden
Rock County Sheriff
By: Dep. Peters 13514

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