

Mortgage Center, LLC

Plaintiff

Case No: 16 CV 502

VS

RICHARD A. ERDMAN AKA RICHARD
ALAN ERDMAN, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 13, 2017 in the amount of \$44,049.40 the Sheriff will sell the described premises at public auction as follows:

TIME: March 7, 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.

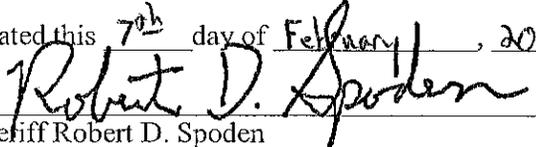
PLACE: in the Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

DESCRIPTION: All that part of Lot 1 in Block 1 of Smith's Addition to the City of Janesville, Rock County, Wisconsin, described as follows: Beginning at an iron pipe on the North line of said lot, 86.43 feet West of the Northeast corner of said lot; running thence West along the North line of said lot, 45.27 feet to an iron pipe monument at the Northwest corner of said lot; thence South along the West line of said lot, 60 feet to an iron pipe monument; thence East along the South line of said lot, 44 feet to an iron pipe monument; thence North and parallel with the West end of the present dwelling on the East end of said Lot 1 and 2 feet West therefrom 60 feet to the place of beginning; situated in the County of Rock and State of Wisconsin.

PROPERTY ADDRESS: 1009 West Racine Street, Janesville, WI 53548

TAX KEY NO.: 241 0135300100

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 7th day of February, 2018.


Sheriff Robert D. Spoden
Rock County Sheriff
By: Dep. Peters 13514

Please go to <http://bppeterman.com/> to obtain the bid for this sale.

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.