

Cummings Limited Partnership LLP

Plaintiff

Case No: 13 CV 598

v.

**NOTICE OF SHERIFF'S SALE**

Sadri Shabani

Defendant

PLEASE TAKE NOTICE that by virtue of judgment of foreclosure entered on August 19, 2013 in the amount of \$379,015.78, the Rock County Sheriff will sell the premises described below at public auction as follows:

**Date/Time:** July 2, 2014 at 10:00 A.M.

- 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, encumbrances, and payment of applicable transfer taxes.

**Place:** In the Lobby of the Rock County Courthouse, located at 51 South Main Street, Janesville, Wisconsin.

**Property Description:** A 1.24 acre parcel in the NE 1/4 of the SW 1/4 of Section 19, Township 3 North, Range 13 East, in the City of Janesville, more completely described as: Beginning at an iron pipe monument on the westerly line of Randolph Park, as platted and recorded, 80.00 ft. S. 25 degrees 54' 30" W. of the northwest corner of said Randolph Park; continuing thence S. 25 degrees 54' 30" W. 344.78 ft., along said westerly line, to an iron pipe monument; thence N. 87 degrees 20' W. 140.07 ft. to an iron pipe monument; thence N. 78 degrees 55' 30" W. 95.25 ft. to an iron pipe stake, on the easterly line of a 30 ft. access road, lying adjacent to and parallel to Milton Ave., to a point; thence S. 87 degrees 02' 15" E. 185.50 ft. to an iron rod monument; thence N. 25 degrees 54' 30" E. 188.40 ft. to an iron rod monument on the south side of a 25 ft. service road; thence S. 87 degrees 20' E. 4.42 ft., parallel to the East-West quarter section line, to an iron pipe monument; thence S. 28 degrees 21' 15" E. 56.58 ft. to the point of beginning.

**Address:** 2020 Milton Avenue, Janesville, Wisconsin

**Parcel Number:** 0219400205

**Dated:** June 4, 2014

Nycz Law, LLC  
1011 Washington St.  
Suite 5  
Manitowoc, WI 54220  
(920) 629-4454

Nycz Law, 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.

Dated this 6 day of June, 2014

*Robert D. Spoden*

Sheriff Robert D. Spoden  
Rock County Sheriff

By: *[Signature]*