

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

ROCK COUNTY

US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC TRUST
2006-NC2, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-NC2
Plaintiff

**NOTICE OF SHERIFF'S
SALE**
Case No. 12CV730

Vs.

Case Code No. 30404

ADAM L. BROTZMAN; UNKNOWN
SPOUSE OF ADAM L. BROTZMAN; IVA
MAE COCHAND REVOCABLE TRUST
DATED JUNE 6, 2005;

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 15, 2012, in the amount of \$99,551.09, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: January 3, 2018 at 10:00 am

TERMS: 1. 10% down in cash, cashier's check or certified funds 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 from the proceeds~~
of the sale upon confirmation of the court.

PLACE: LOWER WEST LOBBY (FRONT STEPS) OF THE ROCK COUNTY COURTHOUSE, 51 SOUTH MAIN STREET, JANESVILLE, WI 53545

Property description:

THAT PART OF BLOCK TWO (2) OF PALMER AND SUTHERLAND'S ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID BLOCK, 90 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK FOR A PLACE OF BEGINNING; THENCE SOUTH 100 FEET; THENCE EAST 50 FEET; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING: SUBJECT TO A RIGHT OF WAY 8 FEET WIDE AT THE SOUTH LINE OF SAID GRANTED LANDS ALONG THE EAST SIDE THEREOF, AND EXTENDING NORTH AT SAID WIDTH OF 8 FEET 50 FEET; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT 4 FEET WEST OF THE NORTHEAST CORNER OF SAID GRANTED LANDS.

A RIGHT OF WAY OVER A STRIP OF LAND IMMEDIATELY EAST OF SAID PARCEL ABOVE GRANTED 4 FEET WIDE EAST AND WEST ON THE NORTH LINE OF SAID BLOCK AND STRIKING THE EAST LINE OF SAID GRANTED LANDS AT A POINT 50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK, WHICH RIGHT OF WAY TOGETHER WITH THE SUBJECT RIGHT OF WAY CONSTITUTES A PERPETUAL RIGHT OF WAY BETWEEN THE LANDS HEREIN GRANTED AND THE LAND JUST EAST OF THE GRANTED LAND.

PART OF BLOCK 2 IN PALMER AND SUTHERLAND'S ADDITION DESCRIBED AS FOLLOWS: BEGINNING 124 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK AT A POINT IN A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID BLOCK 90 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK, PARALLEL WITH THE EAST LINE OF SAID BLOCK; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK, 20.48 FEET; THENCE EAST 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK, 20.48 FEET; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

ALSO PART OF BLOCK 2 IN PALMER AND SUTHERLAND'S ADDITION, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100 FEET SOUTH OF A POINT ON THE NORTH LINE OF BLOCK 2, 132 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK FOR PLACE OF BEGINNING; THENCE NORTH 11 FEET; THENCE SOUTHWESTERLY TO A POINT 10 FEET WEST OF BEGINNING; THENCE EAST TO BEGINNING.

PART OF BLOCK 2 IN PALMER AND SUTHERLAND'S ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 90 FEET EAST IN A DIRECT LINE AND 100 FEET SOUTH IN A DIRECT LINE FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK, 24 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 24; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK, 50 FEET TO THE PLACE OF BEGINNING.

ALSO THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF THE LAST DESCRIBED TRACT AND RUNNING THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 100 FEET TO THE NORTH LINE OF SAID BLOCK; THENCE WEST ON THE NORTH LINE OF SAID BLOCK, 4 FEET; THENCE SOUTHWESTERLY TO A ~~POINT IN THE WEST LINE OF LOT 1 IN SAID BLOCK, WHICH POINT IS 50 FEET SOUTH OF~~ THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ON THE WEST LINE OF LOTS 1 AND 2 OF SAID BLOCK, 50 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED TRACT; THENCE EAST 8 FEET TO THE PLACE OF BEGINNING, ALL BEING LOCATED IN THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

Tax Key No.: 01364.00124

Property Address: 715 W. COURT ST., JANESVILLE, WISCONSIN 53548

Shannon K Cummings
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Dated this 8th day of December, 2017


ROBERT D. SPODEN
ROCK COUNTY SHERIFF OR DESIGNEE
By: Dep. Peters 13514

Johnson, Blumberg & Associates, 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.