

ADVIA CREDIT UNION f/k/a FIRST COMMUNITY
FEDERAL CREDIT UNION,
Plaintiff,

NOTICE OF FORECLOSURE SALE

Case No.: 2015 CV 1302

vs.

Foreclosure: 30404

RICHMAN PROPERTIES, LTD., RICHARD A.
ERDMAN, KELLY MARIE ERDMAN, AND JANE
DOE AND/OR JOHN DOE, UNKNOWN SPOUSE,
Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered in the above-entitled action on August 9, 2016, the undersigned Sheriff of Rock County, Wisconsin, will sell at public auction on the front steps of the Rock County Courthouse, 51 S. Main Street, Janesville, Rock County, Wisconsin, on September 28, 2016, at 10:00 a.m. of that day, the real estate and mortgaged premises directed by said judgment to be sold, and therein described as follows:

That part of the N.W. ¼ of the S.E. ¼ of Section 24, T.1N, R.12E of the 4th P.M., also known as part of Out-Lot 24-30 of the Assessor's Plat of Beloit Township, Rock County, Wisconsin, described as follows: Beginning at a point in the North line of the S.E. ¼ of said Section 24, aforesaid, N. 89 degrees 53 ½' E., 585.3 feet, from the center of said Section 24, Beloit Township, thence N. 89 degrees 53 ½' E. along the center line of Cranston Road and North line of said S.E. ¼, 75 feet; thence S. 10 degrees 39 ½' E. along the Westerly Right-of-Way line of C.M. St. P and P. Ry. Co. 230.58 feet; thence S. 89 degrees 53 ½' W., parallel with the center of Cranston Road, 117.22 feet; thence North 0 degrees 06 ½' W., and at right angles with center line of Cranston Road, 226.68 feet to the place of beginning.

Terms of sale shall be:

1. A cash down payment of 10 percent (10%) plus the remainder within ten (10) days after confirmation of sale;
2. Sold "as is" and subject to all legal liens and encumbrances; and
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax upon confirmation of the court.

DATED this 26 day of August, 2016.

Robert D. Spoden

Rock County Sheriff or Designee

By: Deputy Anthony J. Barr 12301

Property address: 1610 Cranston Road, Beloit, Wisconsin

Parcel No.: 6-2-337.3B; 004 02404102

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