

LOANDEPOT.COM,

Plaintiff,

vs.

Case No. 23CV06

Code No. 30404

Foreclosure of Mortgage

Dollar Amount Greater Than \$10,000.00

STEVEN D. PETERS; and
SPOUSE OF STEVEN D. PETERS; and
UNITED STATES OF AMERICA; and
STATE OF WISCONSIN,
Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 2, 2023 in the amount of \$164,537.06, the Sheriff will sell the described premises at public auction as follows:

TIME: June 7, 2023 at 10:00 o'clock a.m.

TERMS:

1. 10% down in cash 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, costs of recording and all costs of sale within 10 days of confirmation of sheriff's sale..

PLACE: Lobby of the Forest County Courthouse, located at 200 East Madison Street, Crandon, Wisconsin

DESCRIPTION:

Parcel 1

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Three (3), Township Thirty-seven (37) North, Range Twelve (12) East of the Fourth Principal Meridian, Township of Hiles, Forest County, Wisconsin, described as follows:
Commencing at the Southwest corner of said SW 1/4 SW 1/4; running thence East along the South Section line which has a bearing of S 89° 22' 10" E, a distance of 330.0 feet; thence North on a bearing of N 0° 35' 25" W, a distance of 64.93 feet to a 1 1/2' iron post which is the PLACE OF BEGINNING; thence continuing N 0° 35' 25" W, a distance of 244.0 feet to

a 1" iron pipe set on said line; thence S 45° 35' 25" E, a distance of 250.82 feet to a 1" iron pipe set; thence running Westerly and Southwesterly along the North line of Old State Highway No. 32 to the Place of Beginning.

Parcel 2

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Three (3), Township Thirty-seven (37) North, Range Twelve (12) East of the Fourth Principal Meridian, Township of Hiles, Forest County, Wisconsin, described as follows:

Commencing at the Southwest corner of said SW 1/4 SW 1/4; running thence S 89° 22' 10" E, a distance of 330.0 feet; thence N 0° 35' 25" W, a distance of 64.93 feet, thence continuing N 0° 35' 25" W, a distance of 244.0 feet; thence S 45° 35' 25" E, a distance of 90.82 feet to the POINT OF BEGINNING marked by a 1" iron pipe; thence N 44° 24' 35" E, a distance of 90.00 feet to a 1" iron pipe; thence S 45° 35' 25" E, a distance of 255.48 feet to a 1" iron pipe at the Northerly right-of-way line of Old 32 Road; thence N 88° 25' 08" W along said right-of-way line, a distance of 98.86 feet to a 1" iron pipe; thence Southwesterly along the arc of a curved right-of-way line to the left, a distance of 32.37 feet to a 2" iron pipe, said curve having a delta angle of 03° 53' 45", a radius of 476.00 feet and a chord bearing S 89° 37' 59" W a distance of 32.36 feet; thence leaving said right-of-way line N 45° 35' 25" W a distance of 160.00 feet to the Point of Beginning.

PROPERTY ADDRESS: 9290 Old 32 Road, Hiles, WI 54511

TAX KEY NO.: 016-00012-0000


Jeffery Marvin
Sheriff of Forest County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
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Wauwatosa, WI 53213
(414) 727-1591

O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.