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CitiFinancial Servicing LLC**Plaintiff**

Case No: 13 CV 112

vs

DUANE R. LEE, et al.

**NOTICE OF SHERIFF'S SALE****Defendant(s)**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 27, 2015 in the amount of \$125,469.91 the Sheriff will sell the described premises at public auction as follows:

TIME: February 9, 2016 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.) 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: on the front steps of the Jackson County Courthouse located at 307 Main Street, Black River Falls, Wisconsin 54615

DESCRIPTION: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THENORTHEAST QUARTER, EXCEPTING A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER CONTAINING ABOUT ONE ACRE OF LAND AS DESCRIBED IN THAT CERTAIN DEED TO JOHN OLSON, DATED MARCH 10TH, 1909 AND RECORDED IN VOLUME 71 OF DEEDS ON PAGE 365, IN THE OFFICE OF THE REGISTER OF DEEDS FOR JACKSON COUNTY, WISCONSIN; ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS, VIZ.: COMMENCING AT A POINT 18 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE WEST 7 RODS, THENCE NORTH 29 RODS, THENCE EAST 7 RODS, AND THENCE SOUTH ON THEONE-EIGHTH LINE TO THE PLACE OF BEGINNING, ALL IN SECTION SIXTEEN, IN TOWNSHIP TWENTY-THREE NORTH, RANGE SIX WEST. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND CONVEYANCES FOR HIGHWAYS.

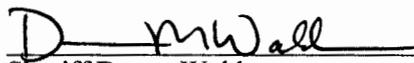
LESS AND EXCEPT THE LAND CONVEYED TO THOMAS J. PIECHUCH AND DAWN L. PIECHUCH IN THE DEED RECORDED AUGUST 3, 2006 IN BOOK 486, PAGE 939.

PROPERTY ADDRESS: 11043 County Road FF, Hixton, WI 54635

TAX KEY NO.: 040-0253-0000 &amp; 040-0243-0005 &amp; 040-0244-0000

**Jordan C. Staleos**  
J Peterman Legal Group Ltd.  
State Bar No. **1085629**  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 10<sup>TH</sup> day of DECEMBER, 2015.

  
\_\_\_\_\_  
Sheriff Duane Waldera  
Jackson County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.com) to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.