

Wilmington Savings Fund Society, FSB, as trustee of Stanwich
Mortgage Loan Trust A,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 18 CV 83

vs.

Michelle Smothers,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 30, 2018, in the amount of \$47,130.65, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:**December 10, 2019 at 10:00AM****TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Jackson County Sheriff. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

on the front steps of the Jackson County Courthouse located at 307 Main Street, Black River Falls, Wisconsin 54615

Property description:

The following described Real Estate in Jackson County, Wisconsin: a part of Fractional Lot One of Section Fifteen, Township Twenty-One North, Range Four West described as follows: Beginning at a point on the West Line of Out Lot Five of Aforesaid Fractional Lot, South 19 Degrees 05 Minutes East 122 Feet from the Northwest Corner of Said Out Lot, Thence South 80 Degrees 32 Minutes West 161.4 Feet to the East Line of the Herman Gebhardt Land, Thence South 9 Degrees West 15 Feet on the East Line of said Gebhardt Land to a Square Sawed Stone 12x8x8 3/4Inches with Cross on top, Thence South 2 Degrees West 43.5 Feet on the East Line of Said Gebhardt Land to a Square Sawed Stone 12x8x7 3/4 inches with a Cross on top standing on the North Line of a Proposed Street or Alley, Thence East on Said North Street Line 193.4 Feet to a 7/8-13 Shaft marking the Southwest Corner of Said Out Lot five, Thence North 19 Degrees 05 Minutes West 88 Feet along the West Line of Said Out Lot to the Place of Beginning, containing about 3/10 of an acre of land. being the same fee simple property conveyed by Quit Claim Deed from Beverly A. Smothers, Deceased Single to Michelle A. Smothers, Recorded on 02/07/2001 in Volume 482, Page 623 in Jackson County Records, State of WI.

Tax Key No: 206-2461-0000

Property Address: 39 Cleveland St., Black River Falls, WI 54615

Randall S. Miller & Associates, LLC
Attorney for Plaintiff

342 N. Water Street, Suite 613
Milwaukee, WI 53202

(414) 937-5992

Dated this 7th day NOVEMBER, 2019



Jackson County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.