STATE OF WISCONSIN CIRCUIT COURT WALWORTH COUNTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff,

vs.

VICKI LYNN RYAN TRUST UNDER
DECLARATION OF TRUST NO 82746
DATED OCTOBER 24, 2008
c/o Robert Michael Reedy, EA, Successor Trustee
and VILLAGE OF SHARON

Defendants.

Case No. 16-CV-00494
Code No. 30404
Foreclosure of Mortgage
Dollar Amount Greater Than $10,000.00

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 26, 2016 in the amount of $141,844.73, the Sheriff will sell the described premises at public auction as follows:

TIME: December 29, 2016 at 10:00 o'clock a.m.

TERMS:

1. 10% down in cash or certified funds at the time of sale, payable to Walworth County Clerk of Courts; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff; **no 3rd party checks accepted**.

2. Sold "as is" and subject to all legal liens and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax at the time of sale in addition to down payment, payable to Walworth County Register of Deeds.

PLACE: Walworth County Law Enforcement Center, located at 1770 CTH NN, Elkhorn, Wisconsin, 53121.

DESCRIPTION: Lot 5 of Block 1 in HOARD'S ADDITION to the Village of Sharon, Walworth County, Wisconsin.

PROPERTY ADDRESS: 109 Grace Street, Village of Sharon

TAX KEY NO.: UHA 00004

/s/

Kurt Picknell
Sheriff of Walworth County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
1414 Underwood Avenue, Suite 403
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.