

STATE OF WISCONSIN

CIRCUIT COURT

WALWORTH COUNTY

United States of America acting through  
Rural Housing Service (RHS), and Successor  
Agency,

**NOTICE OF SHERIFF'S SALE**

Case No. 17 CV 65

Classification: 30404

Plaintiff,

vs.

Stephen R. Beauchamp,  
Julie A. Beauchamp,  
First Banking Center, Inc.,  
American General Financial Services of Wisconsin, Inc.,  
Cottonwood Financial Wisconsin LLC,  
Portfolio Recovery Associates LLC,  
Capital One Bank (USA), N.A.,

Defendants.

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-captioned action on the 24<sup>th</sup> day of April, 2017, I or my designee will sell at public auction in the **Lobby of the Sheriff's Office, 1770 County Road NN, Elkhorn, WI 53121**, on **October 26, 2017**, at **10:00 a.m.**, all of the following described mortgage premises, to-wit:

***Lots 3 through 10, inclusive, Block 8, Lake Ivanhoe Resort Subdivision, according to the recorded plat thereof. Said land being in the Town of Bloomfield, County of Walworth and State of Wisconsin.***

PIN #: MIR 00120  
PROPERTY ADDRESS: W845 Dunbar Boulevard, Burlington, WI 53105  
TERMS OF SALE: Sold 'as is' and is subject to all liens and encumbrances.  
Cash, cashier's check or certified funds payable to Clerk of Court;  
DOWN PAYMENT: 10% of successful bid to be paid at time of Sale;  
BALANCE DUE: within ten (10) days after Confirmation of Sale hearing to be held on November 6, 2017, also payable to Clerk of Court.

Dated at Elkhorn, Wisconsin this 16<sup>th</sup> day of August, 2017.

JSI  
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Sheriff Kurt Picknell  
Walworth County, Wisconsin

Heywood, Cari & Anderson, S.C.  
Attorney for Plaintiff, Samuel R. Cari  
816 Dominion Dr., Ste 100, PO Box 125  
Hudson, WI 54016 Tel: 715-386-5551