
Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2018CV000766

v.

Florence Tscharner, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 31, 2019 in the amount of \$212,326.32, I will sell at public auction in the main lobby of the Walworth County Sheriff's Office, located at 1770 County Trunk NN, Elkhorn, WI 53121, on

October 10, 2019

At 10:00 AM, all of the following described premises, to wit:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 AND IN THE SOUTHWEST 1/4 OF SECTION 9, T2N, R16E OF WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N 89° - 52' E ALONG THE SOUTH LINE OF SAID SECTION 9, 45.55 FEET; THENCE N 3° - 46' W 260.07 FEET TO THE PLACE OF BEGINNING; THENCE S 74° - 15' W 127.77 FEET; THENCE N 23° - 47' W 169.93 FEET; THENCE N 56° - 17' E 132.00 FEET; THENCE S 42° - 12' E 110.98 FEET; THENCE S 3° - 46' E 112.01 FEET TO THE PLACE OF BEGINNING. ALSO CONVEYING AN EASEMENT FOR RIGHT-OF-WAY OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL, TO-WIT: COMMENCING AT THE SOUTHWEST (SW) CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 16 EAST, THENCE NORTH 89° 45' WEST 54.54 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUE NORTH 89° 45' WEST 50.12 FEET; THENCE NORTH 3° 46' WEST 223.20 FEET; THENCE NORTH 85° 44' EAST 25 FEET; THENCE NORTH 74° 15' EAST 25.55 FEET; THENCE SOUTH 3° 46' EAST 232.18 FEET TO THE PLACE OF BEGINNING.

Town of Delavan

Street Address: 6502 Mound Road, Delavan, WI 53115-2941

Tax Key No. F D 900007J and F D 800015E

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 08-28-19.

Kurt Picknell
Sheriff of Walworth County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
50-19-00203

NOTE: This law firm is a debt collector.