

Bank of America, N.A.

**Plaintiff**

Case No: 15 CV 91

vs

ESTATE OF MICHAEL R. LAPPLANDER, et al.

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 4, 2015 in the amount of \$156,190.04 the Sheriff will sell the described premises at public auction as follows:

TIME: August 12, 2015 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: in the main lobby of the Jefferson County Sheriff's Department located at 411 S. Center Avenue, Jefferson, Wisconsin

DESCRIPTION: A PART OF THE WEST 1/2 NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 16 EAST, VILLAGE OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LAND CONVEYED BY AUGUST VINZ AND WIFE TO JOINT SCHOOL DISTRICT NO. 4 OF THE TOWNS OF SULLIVAN AND CONCORD, JEFFERSON COUNTY, WISCONSIN, BY WARRANTY DEED DATED AND ACKNOWLEDGED MAY 25, 1894 AND RECORDED JULY 3, 1899 IN VOLUME 112 OF DEEDS ON PAGE 569; THENCE RUNNING ALONG THE WESTERLY LINE OF THE MILWAUKEE AND JEFFERSON HIGHWAY IN A SOUTHWESTERLY DIRECTION 60 FEET; THENCE IN A NORTHWESTERLY DIRECTION AND AT RIGHT ANGLES WITH SAID HIGHWAY 130 FEET; THENCE IN A NORTHEASTERLY DIRECTION AND PARALLEL WITH SAID HIGHWAY 60 FEET; THENCE IN A SOUTHEASTERLY DIRECTION AND ALONG SAID SCHOOL LAND 130 FEET TO THE PLACE OF BEGINNING.

ALSO THE FOLLOWING PIECE OR PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY LINE OF AFORESAID HIGHWAY AT THE SOUTHERLY CORNER OF ABOVE DESCRIBED PARCEL OF LAND; THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF ABOVE DESCRIBED PARCEL OF LAND 130 FEET; THENCE 119 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE WESTERLY LINE OF SAID HIGHWAY 24 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION 24 FEET AND ALONG SAID HIGHWAY TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM LAND CONVEYED TO STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED ON JULY 31, 1996, IN VOLUME 960 OF RECORDS ON PAGE 702 AS DOCUMENT

NO. 960128, AND AS CORRECTED IN AFFIDAVIT OF CORRECTION DATED NOVEMBER 2, 1999 AND RECORDED ON NOVEMBER 4, 1999 IN VOLUME 1127 OF RECORDS ON PAGE 650 AS DOCUMENT NO. 1028366.

PROPERTY ADDRESS: 132 Main Street, Sullivan, WI 53178

TAX KEY NO.: 181 0616 0312 005

**Scott D. Nabke**

J Peterman Legal Group Ltd.

State Bar No. 1037979

165 Bishops Way, Suite 100

Brookfield, WI 53005

262-790-5719

Dated this 3 day of July, 2015.

*Paul Milbrath*

Sheriff Paul Milbrath

Jefferson 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.