

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

Plaintiff

Case No: 15 CV 359

vs

HEATHER L. MENGEL, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 10, 2016 in the amount of \$165,620.19 the Sheriff will sell the described premises at public auction as follows:

TIME: December 28, 2016 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: All that part of the Northeast 1/4 of Section 9, Township 6 North, Range 16 East, Town of Sullivan, Jefferson County, Wisconsin, bounded and described as follows: beginning at a point on the east line of said Northeast 1/4, said point being due south of and 957.80 feet distant from the Northeast corner of Section 9; thence continuing due south along said east line, 487.00 feet; thence North 58 degrees, 50' West, 316.49 feet to the centerline of State Trunk Highway 135; thence North 30 degrees 22' East along said centerline, 375.00 feet; thence due east perpendicular to said east line, 80.25 feet to the place of beginning, excepting the westerly 50 feet for highway purposes.

PROPERTY ADDRESS: W1321 County Road F, Sullivan, WI 53178

TAX KEY NO.: 026-0616-0911-002

Monica Irelan Karas
J Peterman Legal Group Ltd.
State Bar No. **1035803**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 28 day of November, 2016.
Paul Milbrath
Sheriff Paul Milbrath
Jefferson County Sheriff

Please go to 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.