STATE OF WISCONSIN CIRCUIT COURT PEPIN COUNTY

Mortgage Assets Management, LLC

Plaintiff,

v.

Estate of Arlene Cataract, et al.

Defendants.

Case No. 2022CV000031

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 11, 2023 in the amount of $117,451.50, I will sell at public auction, located at the Pepin County Courthouse, 740 7th Avenue West, Durand, WI 54736, on

July 19, 2023

At 10:30 AM, all of the following described premises, to wit:

ALL THAT PORTION OF GOVERNMENT LOT 7 (FORMERLY LOT 7), SECTION 11, TOWNSHIP 24 NORTH, RANGE 14 WEST, TOWN OF FRANKFORT, PEPIN COUNTY, WISCONSIN, LYING EAST OF THE PUBLIC HIGHWAY, EXCEPTING THEREFROM A PIECE OF LAND HERETOFORE DEEDED TO JOHN CLARK, AS RECORDED IN VOLUME 3 OF DEEDS, PAGE 469, PEPIN COUNTY RECORDS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER ELEVEN, TOWNSHIP NUMBER TWENTY-FOUR NORTH, RANGE FOURTEEN WEST. THENCE EAST ON LINE BETWEEN LOTS SIX AND SEVEN, SECTION ELEVEN, TOWNSHIP TWENTY-FOUR NORTH, RANGE FOURTEEN WEST TO THE BANK OF DEAD LAKE, THENCE NORTHWESTERLY ALONG SAID BANK SIXTY-SIX RODS, THENCE IN A SOUTHWESTERLY DIRECTION TO PLACE OF BEGINNING. ALSO EXCEPTING THAT CERTAIN PARCEL DEEDED TO COUNTY OF PEPIN, AS RECORDED IN VOLUME 91 OF RECORDS, PAGE 114, PEPIN COUNTY RECORDS. PEPIN COUNTY, WISCONSIN.

Street Address: N4566 County Road N, Arkansaw, WI 54721
Tax Key No. 006-00251-0000

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 June 6th, 2023

Sheriff of Pepin County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-22-01250
NOTE: This law firm is a debt collector.