

CitiMortgage, Inc.

Plaintiff

Case No: 13 CV 1059

vs

JAMES A. AMUNDSON, et al.

NOTICE OF SHERIFF'S SALE**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 2, 2014 in the amount of \$121,654.57 the Sheriff will sell the described premises at public auction as follows:

TIME: May 13, 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

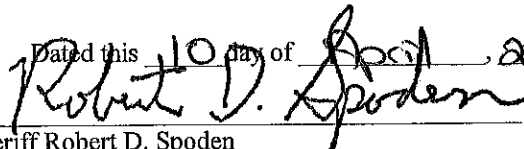
PLACE: in the Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

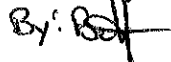
DESCRIPTION: Parcel A: That part of the East half of Section 23, Township 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: (also known as part of fractional Lot 6 of said Section 23) Beginning at an iron pin on the East and West ¼ line of Section 24, said Township, produced South 87°22' West, to its intersection with the West right-of-way line of County Trunk "F" formerly U.S. Highway 51, said pin being South 87°22' West, 42.05 feet from an iron pin at the West ¼ corner of said Section 24; thence continuing South 87°22' West on said East and West ¼ line so produced, 555.6 feet to an iron pipe on the Easterly edge of Rock River; thence North 52°26' West, along the Easterly shore of Rock River, 90.97 feet to a pipe at the Southeast corner of Iva Hartman's land; thence North 80°05' East, along Iva Hartman's South line, 377.40 feet to an iron pipe at an angle point in said line; thence North 71°18' East, along Iva Hartman's South line, 191.10 feet to an iron pipe; thence South 25°30' East along the West right-of-way of said highway, 172.62 feet to the place of beginning, including riparian rights to Rock River. Parcel B: That part of the East half of Section 23, Township 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: (also known as part of fractional Lot 6 of said Section 23) Beginning at an iron pin on the East and West ¼ line of Section 24, said Township, produced South 87°22' West, to its intersection with the West right-of-way line of County Trunk "F" formerly U.S. Highway 51, said pin being South 87°22' West, 42.05 feet from an iron pin at the West ¼ corner of said Section 24; thence South 25°30' East, along said Westerly right-of-way line, 2.56 feet to an iron pipe at the Northeast corner of Robert Geff's land; thence South 86°54' West, along Robert Geff's North line as surveyed and occupied, 548.58 feet to an iron pipe on the Easterly edge of rock River; thence North 52°26' West, along the Easterly shore of Rock River, 10.60 feet to an iron pipe at the Southwest corner of Kirchoff's land; thence North 87°22' East, along Kirchoff's deed line, 555.60 feet to the place of beginning, including all riparian rights to Rock River.

PROPERTY ADDRESS: 2111 North Parker Drive, Janesville, WI 53545

TAX KEY NO.: 016 023007

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 10 day of April, 2015.

Sheriff Robert D. Spoden
Rock County Sheriff

By: 

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.