

LoanCare, LLC

Plaintiff

vs.

Timothy J. Cox, et al.

Defendants

NOTICE OF SHERIFF'S SALE

Case No: 21 CV 1143

2022 MAY 15 PM 12:59
WAUKESHA SHERIFF DEPT.
RECORDS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 27, 2021 in the amount of \$167,751.80 the Sheriff will sell the described premises at public auction as follows:

TIME: July 13, 2022 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 certified funds 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.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

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: Waukesha County Sheriff Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION: All that part of the Northeast 1/4 of Section 17, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin bounded and described as follows: Commencing at the Northwest corner of said Northeast 1/4; thence North 89 degrees 39' East along the North line of said Northeast 1/4 and the center line of Sugden Road 320.00 feet to the place of beginning of the land hereinafter to be described; thence due South 363.00 feet; thence North 89 degrees 39' East 122.27 feet; thence North 30 degrees 24' 12" East 422.39 feet to the North line of said Northeast 1/4 and the center line of Sugden Road; thence South 89 degrees 39' West along said North Section line and road center line 336.04 feet to the place of beginning. Reserving the North

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

24.75 feet for right of way purposes of Sugden Road as established by the Town Board on December 12, 1859.

PROPERTY ADDRESS: S79 W32409 Sugden Road, Mukwonago, WI 53149

TAX KEY NO.: MUKT1937995

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 16th day of May, 2022.

Eric Severson

Waukesha County Sheriff

2022 MAY 16 PM 12:53
WAUKESHA SHERIFF DEPT.
RECORD DIVISION