
Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 22 CV 48

Michelle M. Rottscheit

Defendant

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 29, 2022 in the amount of \$141,436.24 the Sheriff will sell the described premises at public auction as follows:

TIME: August 3, 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: Front entrance to the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495

DESCRIPTION: That part of Lot One (1), Block "U", John P. Hume's First Addition to the City of Marshfield, Wood County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Lot One (1); thence North, on the East line of Peach Avenue (formerly Peach Street), a distance of 124 feet; thence East, parallel with Blodgett Street, a distance of 175 feet; thence South, parallel with Peach Avenue, a distance of 124 feet and to the North line of Blodgett Street; thence Westerly on the Northerly line of Blodgett Street, a distance of 175 feet to the place of beginning,

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.

EXCEPTING THEREFROM, the Northerly 50 feet thereof. ALSO EXCEPTING, the Easterly 30 feet thereof. Said land being in the City of Marshfield, Wood County, Wisconsin.

PROPERTY ADDRESS: 301 N. Peach Avenue, Marshfield, WI 54449

TAX KEY NO.: 3302497A

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 16 day of June, 2022.



Wood County Sheriff