

Freedom Mortgage Corporation

Plaintiff,

Case No. 2019CV000047

v.

Andrew D. Roberts,

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 24, 2019 in the amount of \$137,897.34, I will sell at public auction, located in the lobby of the Price County Courthouse, 126 Cherry Street, Phillips, WI 54555, on

November 4, 2021

At 10:00 AM, all of the following described premises, to wit:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE OF BLOCK ONE OF THE NORTH WHITE CITY ADDITION TO THE CITY OF PARK FALLS, THENCE NORTH ON THE EXTENDED EAST LINE OF BLOCK ONE A DISTANCE OF 10.4 FEET TO AN IRON PIPE WHICH IS KNOWN AS PLACE OF BEGINNING; THENCE CONTINUE NORTH ON THE EXTENDED LINE OF THE EAST LINE OF BLOCK 1 A DISTANCE OF 150.0 FEET TO AN IRON PIPE, THENCE ANGLE TO THE LEFT 90 DEGREES A DISTANCE OF 200.0 FEET TO AN IRON PIPE, THENCE ANGLE TO THE LEFT 90 DEGREES A DISTANCE OF 150.0 FEET TO AN IRON PIPE, THENCE ANGLE TO THE LEFT 90 DEGREES A DISTANCE OF 200.0 FEET TO PLACE OF BEGINNING; BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION FOURTEEN (14), TOWNSHIP FORTY (40) NORTH, RANGE ONE (1) WEST, CITY OF PARK FALLS, PRICE COUNTY, WISCONSIN. AND

A PARCEL OF LAND DESIGNATED AS OUT LOT ONE OF A CERTAIN SURVEY DESIGNATED AS PRICE COUNTY CERTIFIED SURVEY MAP NO. 530 AS RECORDED IN VOLUME TWO OF CERTIFIED SURVEY MAPS AT PAGE 365 AS DOCUMENT NO. 220456, THAT BEING A CERTAIN PARCEL SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN, TOWNSHIP FORTY, NORTH, RANGE ONE WEST SITUATED IN THE CITY OF PARK FALLS, PRICE COUNTY, WISCONSIN.

Street Address: 1409 First Avenue N, Park Falls, WI 54552
Tax Key No. 50-271-2-40-01-14-1-01-000-6000

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 09/20/2021



Sheriff of Price County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-21-00231

NOTE: This law firm is a debt collector.