
Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2021CV000067

v.

Leesa L. Hoffmann, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 22, 2021 in the amount of \$433,879.43, I will sell at public auction, located inside the front doors of the Bayfield County Courthouse, 117 E. 5th Street, Washburn, WI 54891, on

June 20, 2023

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

THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COUNTY OF BAYFIELD, STATE OF WISCONSIN:

LYING WITHIN THE NORTH HALF OF THE GOVERNMENT LOT SEVEN (7), SECTION TWELVE (12), TOWNSHIP FORTY THREE (43) NORTH, RANGE EIGHT (8) WEST, TOWN OF CABLE BAYFIELD COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS:

BEING LOT 1 OF THAT CERTIFIED SURVEY MAP NO.1714, RECORDED ON AUGUST 25, 2010 IN VOL.10, PAGES 128-129 CSM, 2010R-534261, RECORDS OF BAYFIELD COUNTY, WISCONSIN, CONTAINING 8.34 ACRES, MORE OR LESS. BEING A PORTION OF THAT LAND CONVEYED TO LOUISE D. HOFFMAN BY JAMES R. PRENDERGAST AND KATHERINE D. PRENDERGAST IN THAT CERTAIN DEED RECORDED JUNE 13, 1990 IN BOOK 511, PAGE 222, INSTRUMENT NO. 386495, RECORDS OF SAID COUNTY.

Street Address: 44980 West Cable Lake Road, Cable, WI 54821

Tax Key No. 04-012-2-43-08-12-1 05-007-11000

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

5/9/23



Sheriff of Bayfield County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-21-00675

NOTE: This law firm is a debt collector.