

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2021CV000566

v.

Estate of Karen J. Popovich, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 2, 2021 in the amount of \$123,025.86, I will sell at public auction, located in the lobby of the Winnebago County Courthouse, 415 Jackson Street, Oshkosh, WI 54901, on

February 15, 2022

At 9:00 AM, all of the following described premises, to wit:

ALL THAT PART OF LOT 25 IN SUBDIVISION OF FRACTIONAL LOT 2 OF SECTION 23-20-17 EAST, IN THE THIRD WARD, CITY OF MENASHA, PER ASSESSOR'S MAP (1924) DESCRIBED AS FOLLOWS, VIZ:

COMMENCING AT A POINT 30 FEET EAST AND 73.1/3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 25, RUNNING THENCE SOUTH WITH THE WEST LINE OF SAID LOT 25 A DISTANCE OF 73.1/3 FEET, THENCE EAST A DISTANCE OF 135 FEET, THENCE NORTH 73.1/3 FEET, THENCE WEST 135 FEET TO A POINT OF BEGINNING.

Street Address: 368 Lopas Street, Menasha, WI 54952
Tax Key No. 3-00117-00

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.

John F. Matz
Sheriff of Winnebago County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
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50-21-00348

NOTE: This law firm is a debt collector.