

NOTICE OF FORECLOSURE

SALE

Case No: 20-CV-000082

Docket No: 200599

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY TRUSTONE FINANCIAL FEDERAL CREDIT UNION a/k/a CUDAHY-SOUTHSHORE CREDIT UNION, Plaintiff, v. LYNN L. DUFF, Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 11, 2020, in the amount of \$67,918.79, the Sheriff will sell the described premises at public auction as follows:

DATE: August 24, 2020

TIME: 10:30 a.m.

PLACE: Peck Welcome Center - Milwaukee County Zoo

10001 W. Bluemound Rd. Milwaukee

COVID-19 Restrictions: Registration for sale will start at 10:00 a.m. Entrance to each sale will be on a first come first serve basis. Masks will be required. Sale attendance may be limited by local health order. Restrictions are subject to change.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Milwaukee County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: THE EAST 20 FEET OF LOT 13, ALL OF LOT 12, IN BLOCK 8, INCLUDING THE VACATED SOUTH 5 FEET OF AN ALLEY ADJOINING SAID PREMISES ON THE NORTH, EXCEPTING FROM LOTS 12 AND 13 THAT PART THEREOF DEDICATED FOR THE WIDENING OF AN ALLEY IN THAT CERTAIN DEED OF DEDICATION RECORDED AS DOCUMENT NO. 3204567, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 12 THEN WEST ALONG THE NORTH LINE OF EAST CUDAHY AVENUE 10 FEET TO A POINT; THENCE NORTH TO A POINT WHICH IS 15 FEET (MEASURED AT RIGHT ANGLES) SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY THROUGH SAID BLOCK 8, THENCE NORTHWEST AND PARALLEL TO THE NORTHEAST LINE OF SAID ALLEY TO THE NORTH LINE OF LOT 13; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 12 AND 13, 133.66 FEET TO THE POINT OF COMMENCEMENT, ALL IN JORDAN AND TOOHEY'S SUBDIVISION, THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 3118 E. Cudahy Av., St. Francis, WI 53235

Dated: July 23, 2020.

Earnell Lucas, Sheriff

Milwaukee County, Wisconsin

Mark C. Darnieder

Attorney for Plaintiff

Darnieder & Sosnay

735 N. Water St., Suite 205

Milwaukee, WI 53202

The above Property is located at: 3118 E. Cudahy Av., St. Francis, WI 53235

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