STATE OF WISCONSIN CIRCUIT COURT VILAS COUNTY

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2006-31CB)

Plaintiff

Case No: 16 CV 39

vs

AUDREY K. ROSSI, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 16, 2016 in the amount of $176,440.41 the Sheriff will sell the described premises at public auction as follows:

TIME: December 15, 2016 at 02:00 PM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order 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.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: at 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: Lot 1 - Hessen Report A parcel of land in Gov`t Lot 5, Section 35, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the 1/4 corner to Sections 35 and 2 marked by a Berntsen Aluminum Monument in State Highway "70" witnessed by Department of Transportation Berntsen Monuments bearing North 41° West 68.54 feet, South 41° East 65.50 feet, North 2° East 48.92 feet, and South 2° West 48.02 feet; thence North 0° 52` 45" West 50.00 feet to the place of beginning marked by a 1" iron pipe on the Northerly right-of-way line of State Highway "70"; thence continuing North 0° 52` 45" West 250.01 feet to a point witnessed by a 1" iron pipe bearing North 89° 31` 18" East 10.00 feet; thence North 89° 31` 18" East 198.35 feet to a 1" iron pipe; thence South 1° 11` 48" East 250.02 feet to a 1" iron pipe on the Northerly right-of-way line of State Highway "70"; thence South 89° 31` 18" West 199.74 feet along said right-of-way line to the place of beginning. Subject to a nonexclusive easement 30 feet in width, for ingress, egress, and utility purposes for the parcels to the North of the parcel herein described, and reserving unto the Grantor, his heirs, assigns, and successors in title, the right to use and/or grant said easement for the benefit of grantor`s remaining property, including any division thereof, which easement lies East of, and abuts, the West line of the parcel herein described. Subject to a perpetual easement for public utilities.

PROPERTY ADDRESS: 7646 Highway 70 East, Saint Germain, WI 54558

TAX KEY NO.: 24-2360-03

Monica Irelan Karas
J Peterman Legal Group Ltd.
State Bar No. **1035803**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this _____day of _____, _____.

_____
Sheriff Joseph Fath
Vilas County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.
J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf.