

PennyMac Loan Services, LLC

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Case No. 19-CV-000226

Timothy J. Schulz a/k/a Timothy Schulz a/k/a Timothy John Schulz and Charity
L. Schulz a/k/a Charity Lynn Schulz a/k/a Charity Schulz

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 5, 2019 in the amount of \$225,054.76 the Sheriff will sell the described premises at public auction as follows:

TIME: March 11, 2020 at 10:00 a.m.

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 the clerk of courts (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 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 liens and encumbrances. MINIMUM BIDDER
QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION: Certified Survey Map recorded in Volume 3 of Certified Surveys on Pages 222-223, as Document No. 570676 on December 26, 1973, being part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Seventeen (17) East, Town of Herman, Dodge County, Wisconsin, Formerly known as: A part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Seventeen (17) East, Town of Herman, Dodge County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of Section Thirty-six (36), Township Eleven (11) North, Range Seventeen (17) East; said point being the place of beginning of this description; thence North along the East line of the Southeast One-quarter (1/4) (centerline of C.T.H. U), 351.25 feet; thence West, 200.50 feet; thence South, 350.46 feet; thence South 89° 46' 23" East, 200.50 feet along the South line of the Southeast One-quarter (1/4) to the place of beginning. Excepting therefrom the Easterly 33.00 feet dedicated for road purposes. Also: A part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Seventeen (17) East, Town of Herman, Dodge County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Section Thirty-six (36), thence along the South line of said Southeast One-quarter (1/4) North 89° 41' 58" West, 200.50 feet to a set 3/4" by 24" iron rebar; thence continuing along said South line, North 89° 41' 58" West, 151.26 feet to a set 3/4" by 24" iron rebar; thence North 01° 58' 23" West, 315.52 feet to a set 3/4" by 24" iron rebar; thence North 19° 12' 51" East, 106.04 feet to a set 3/4" by 24" iron rebar; thence North 89° 43' 25" East, 327.90 feet to a point on the East line of said Southeast One-quarter (1/4), said point also being on the centerline of C.T.H. "U"; thence along said East line and said centerline, South 00° 01' 27" West, 67.47 feet; thence along the North line of a parcel described in Volume 3, Page 222, North 89° 58' 33" West, 200.50 feet to a set 3/4" by 24" rebar; thence along the West line of aforesaid parcel, South 00° 01' 27" West, 350.46 feet to the point of beginning, being part of Lot Two (2) of Certified Survey Map No. 2220 recorded on April 14, 1988 in Volume 14 of Certified Surveys on Page 23 as Document No. 709110.

PROPERTY ADDRESS: N4927 County Road U Hartford, WI 53027-9301

DATED: January 10, 2020

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Dale J. Schmidt
Dodge County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.