
U.S. Bank National Association

Plaintiff,

Case No. 2017CV000178

v.

John J. Tiutczenko; et. al.

Defendant(s).

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 17, 2018 in the amount of \$91,603.39, I will sell at public auction in the lobby, in front of the Treasurer's Office, in the Oconto County Courthouse, located at 301 Washington Street, Oconto, WI 54153, on

July 26, 2018

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

PARCEL I:

THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (E 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF NE 1/4), SECTION FOURTEEN (14), TOWNSHIP THIRTY (30) NORTH, RANGE SEVENTEEN (17) EAST, IN THE TOWN OF BREED, OCONTO COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART THEREOF USED AND/OR CONVEYED FOR ROAD PURPOSES.

PARCEL II:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 OF NE 1/4), SECTION FOURTEEN (14), TOWNSHIP THIRTY (30) NORTH, RANGE SEVENTEEN (17) EAST, IN THE TOWN OF BREED, OCONTO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH ON THE EAST SECTION LINE 49.51 FEET TO AN IRON PIPE ON THE EAST SECTION LINE; THENCE NORTH 88 DEG. 59 MIN. 28 SEC. WEST, 761.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEG. 01 MIN. 53 SEC. WEST, 212 FEET; THENCE NORTH 88 DEG. 59 MIN. 28 SEC. WEST, 231.73 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEG, 01 MIN. 53 SEC. EAST, 212 FEET; THENCE SOUTH 88 DEG. 59 MIN. 28 SEC. EAST, 231.73 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 OF NE 1/4), SECTION FOURTEEN (14), TOWNSHIP THIRTY (30) NORTH, RANGE SEVENTEEN (17) EAST, IN THE TOWN OF BREED, OCONTO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH ON THE EAST SECTION LINE, 49.51 FEET TO AN IRON PIPE ON THE EAST SECTION LINE; THENCE NORTH 88 DEG. 59 MIN. 28 SEC. WEST, 529.49 FEET TO AN IRON PIPE ON THE WESTERLY BOUNDARY OF A TOWN ROAD; THENCE NORTH 0 DEG. 01 MIN. 53 SEC. WEST, 212 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE NORTH 88 DEG. 59 MIN. 28 SEC. WEST, 463.46 FEET; THENCE NORTH 0 DEG. 01 MIN. 53 SEC. WEST, 212 FEET; THENCE SOUTH 88 DEG. 59 MIN. 28 SEC. EAST, 463.46 FEET TO AN IRON PIPE ON THE WESTERLY BOUNDARY OF A TOWN ROAD; THENCE SOUTH 0 DEG. 01 MIN. 53 SEC. EAST, 212 FEET TO THE POINT OF BEGINNING.

Street Address: 12560 River Bend Lane, Suring, WI 54174
Tax Key No. 010141402514B; 010141403114I; 010141403114I2

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 (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 to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.



Michael Jansen
Sheriff of Oconto County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
50-17-01707