
Freedom Mortgage Corporation

Plaintiff,

Case No. 2023CV000314

v.

Renee M. Kruser, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 7, 2023 in the amount of \$72,734.81, I will sell at public auction, located at the north entrance of the Grant County Courthouse steps, 130 West Maple Street, Lancaster, WI 53813, on

April 1, 2025

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

PART OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP TWO (2) NORTH, RANGE TWO (2) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FORTY;
THENCE EAST 623.70 FEET TO THE CENTERLINE OF UNITED STATES HIGHWAY NO. 151;
THENCE NORTH 18° 30' WEST 355.88 FEET ALONG THE CENTERLINE OF SAID HIGHWAY TO THE POINT OF BEGINNING;
THENCE SOUTH 77° 34' WEST 199.62 FEET;
THENCE NORTH 18° 30' WEST 62.83 FEET;
THENCE NORTH 73° 45' EAST 198.65 FEET TO THE CENTERLINE OF SAID UNITED STATES HIGHWAY NO. 151;
THENCE SOUTH 18° 30' EAST 76.12 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
PARCEL 24 OF TRANSPORTATION PROJECT PLAT 1650-07-22 - 4.02, RECORDED AS DOCUMENT #792639, FILED IN CABINET C, PAGE 87, IN GRANT COUNTY, WISCONSIN.

Street Address: 175 S. Main Street, Dickeyville, WI 53808
Tax Key No. 116-00081-0000

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 the 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.

Dated: 2-11-25



Sheriff of Grant County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00911

NOTE: This law firm is a debt collector.