

STATE OF WISCONSIN  
CIRCUIT COURT  
IRON COUNTY

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UNITED BANK  
a subsidiary of CCF Bank

Plaintiff

Case No: 18CV50

vs.

Case Code: 30404

FRANK JAMES  
JANE DOE JAMES  
the unknown spouse of Frank James

Defendants.

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**NOTICE OF FORECLOSURE SALE**

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By virtue of a Judgment of Foreclosure and Sale entered in the above-entitled action on November 19, 2018, the undersigned Sheriff of Iron County, Wisconsin, will sell at public auction at the main lobby of the Iron County Courthouse, 300 Taconite Street, Hurley, Wisconsin, in said county, on the 11th day of April, 2019, at 10:00 a.m., the real estate and mortgaged premises directed by the Judgment to be sold, therein described as follows:

The Southeast 1/4 of the Northeast 1/4; the Southeast 1/4; and the East 1/2 of the Southwest 1/4, all in Section 1, Township 45 North, Range 1 East. EXCEPTING THEREFROM a strip of land, 100 feet wide, being 50 feet wide on either side of Wisconsin Central Ltd's Mellen to Bessemer Rail Line (BX Line) Main Track centerline, as originally located and constructed, said Main Track centerline extending Northeasterly and Southwesterly through the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of Northeast 1/4, of said Section 1. Excepting all oil, gas, ores and mineral interests of record and subject to any mining and development rights thereto. Town of Knight, Iron County, Wisconsin

FURTHER EXCEPTING Parcel 13 of Transportation Project Plat 9250-14-20-4.22, recorded as Document number 159864 with the Register of Deeds for Iron County, Wisconsin


Tax ID No: 010-0721-0000; 010-0726-0000; 010-0732-0000; 010-0733-0000; 010-0734-0000; 010-0735-0000; and 010-0736-0000

PROPERTY ADDRESS: Vacant land on Hwy. 77, Iron Belt, WI

TERMS OF SALE: Cash; the successful purchaser will be responsible for the lien of real estate taxes, for the municipal charges, if any, the Wisconsin real estate transfer fee, and is responsible for obtaining possession of the property, which is sold "AS IS."

DOWN PAYMENT: A deposit of 10% of sale price to be deposited in cash or by certified check with the Sheriff at the time of sale; balance to be paid by cash or certified check within ten days after confirmation of sale.

Dated this 18 day of March, 2019.

  
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Paul Samardich,  
Iron County Sheriff

Donald R. Marjala - Lawyer  
Nodolf Flory, LLP  
P.O. Box 1165  
Eau Claire, Wisconsin 54702-1165  
(715) 830-9771  
Attorneys for Plaintiff

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT (15 U.S.C. SECTION 1692), WE ARE REQUIRED TO STATE THAT WE ARE ATTEMPTING TO COLLECT A DEBT ON OUR CLIENT'S BEHALF AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE.