

Ditech Financial LLC f/k/a Green Tree Servicing LLC  
Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

RECEIVED

Judith Danielson a/k/a Judith L. Burke-Danielson and Capital One  
Bank a/k/a Capital One Bank (USA), National Association

Case No. 16-CV-251

DEC 27 2016

Defendants.

Polk County  
Sheriff's Department

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 14, 2016 in the amount of

\$168,034.19 the Sheriff will sell the described premises at public auction as follows:

TIME: February 21, 2017 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.

PLACE: Front entrance of the Polk County Justice Center, 1005 W. Main Street, Suite 900, Balsam Lake, WI 54810

DESCRIPTION: A parcel of land located in part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 8, Township 32 North, Range 17 West, Town of Alden, Polk County, Wisconsin, lying North of the Apple River described as follows: Beginning at the Northeast corner of said Section 8; thence, on an assumed bearing along the East line of said Section 8, South a distance of 2614.91 feet to the East Quarter corner of said Section 8; thence North 87°33'44" West a distance of 1052.79 feet; thence South 09°41'53" West a distance of 441.93 feet to the point of beginning of the parcel to be described, this being in the center line of Random Drive, a Town Road; thence South 82°59'06" East a distance of 33.24 feet to a set 1 inch iron pipe; thence, continuing South 82°59'06" East a distance of 335.82 feet to a set 1 inch iron pipe; thence South 54°16'10" East a distance of 305.90 feet to a set 1 inch iron pipe 20 feet more or less from the Westerly shore of the Apple River; thence continuing South 54°16'10" East to the Apple River; thence following said River Southerly and Southwesterly to the North line of the South 100.00 feet of said Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 8; thence Westerly parallel with and 100.00 feet North of the South line of said Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) to the center line of said Random Drive; thence Northeasterly along the center line of said Random Drive to the point of beginning.

PROPERTY ADDRESS: 444 Random Dr Amery, WI 54001-5410

DATED: December 22, 2016

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

Please go to [www.gray-law.com](http://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.