

JPMC Specialty Mortgage LLC,

Plaintiff,

NOTICE OF FORECLOSURE SALE

v.

Case No. 09-CV-0245

Catherine M. Rabuck, Russell R.  
Rabuck and Karls Mechanical Cont. Inc.,

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 16, 2010 in the amount of \$135,668.36, the Sheriff will sell the described premises at public auction as follows:

**TIME:** February 21, 2012 at 9:30 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:** In the central lobby of the Manitowoc County Courthouse. In the City and County of Manitowoc.

**DESCRIPTION:** See Attached Legal Description

**PROPERTY ADDRESS:** 20416 Townline Road, Kiel, WI 53042

GRAY & ASSOCIATES, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151

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.

**Parcel 1:**

**Tract numbered One (1) of a Certified Survey in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section numbered Thirty-four (34), Township numbered Eighteen (18) North, Range Twenty-one (21) East, in the Town of Eaton, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 4 of Certified Survey Maps, Page 333, #465931.**

**Parcel 2:**

**Tract numbered Two (2) of a Certified Survey in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section numbered Thirty-four (34), Township numbered Eighteen (18) North, Range numbered Twenty-one (21) East, in the Town of Eaton, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 4 of Certified Survey Maps, Page 333, #465931; excepting therefrom the West 27.0 feet thereof.**

**Parcel 3:**

**A parcel of land in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section numbered Thirty-four (34), Township numbered Eighteen (18) North, Range numbered Twenty-one (21) East, in the Town of Eaton, Manitowoc County, Wisconsin, described as follows:**

**Commencing at the S ¼ corner of said Section 34; thence due West along the section line (centerline town road) a distance of 211.0 feet to the point of real beginning; thence N. 0 degrees 07' E, a distance of 121.0 feet; thence due West a distance of 75.15 feet; thence S. 0 degrees 55' E. a distance of 121.01 feet to the intersection with the section line (centerline town road); thence East 72.96 feet along said section line (centerline town road) to the point of real beginning.**