

Rocket Mortgage, LLC f/k/a Quicken  
Loans, LLC f/k/a Quicken Loans Inc.

Plaintiff,

Case No. 2023CV000137

v.

Brad Copeland, et al.

Defendants.

## NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 23, 2024 in the amount of \$96,807.03, I will sell at public auction, located at the front entrance of the Trempealeau County Courthouse, 18600 Hobson Street, Whitehall, WI 54773, on

April 30, 2024

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

PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 7 WEST, VILLAGE OF PIGEON FALLS, TREMPEALEAU COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35-23-7 WEST, 457.1 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 10° 38' EAST A DISTANCE OF 152.9 FEET; THENCE SOUTH 84° 15' EAST A DISTANCE OF 110 FEET; THENCE NORTH 9° 19' WEST A DISTANCE OF 149.1 FEET; THENCE NORTH 65° 41' WEST A DISTANCE OF 133.6 FEET; THENCE SOUTH 10° 38' EAST TO THE PLACE OF BEGINNING, A DISTANCE OF 42 FEET.

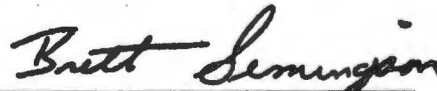
Street Address: 40257 Olson Street, Osseo, WI 54758

Tax Key No. 173-00147-0000

**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 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 on

March 15, 2024

Sheriff of Trempealeau County, Wisconsin

Codilis, Moody &amp; Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-23-01083

**NOTE: This law firm is a debt collector.**