

Bank of New York Mellon Trust Company, N.A. as Trustee for  
Mortgage Assets Management Series I Trust

Plaintiff,

Case No. 2019CV000744

v.

The Arden & Arlene Fellbaum Family Trust dated December 20, 1999, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 11, 2020 in the amount of \$153,234.04, I will sell at public auction, located at on the steps outside the main public entrance (west side of the building) of the Marathon County Courthouse, 500 Forest Street, Wausau, WI 54403, on

**October 6, 2020**

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

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP THIRTY (30) NORTH, RANGE FIVE (5) EAST, EXCEPT THE WEST 20 RODS OF THE NORTH 18 RODS, ALSO EXCEPTING CERTIFIED SURVEY MAP NO. 11904 RECORDED IN VOLUME 50 OF SURVEY MAPS ON PAGE 192, AS DOCUMENT NO. 1239318, AND CERTIFIED SURVEY MAP NO. 12357 RECORDED IN VOLUME 53 OF SURVEY MAPS ON PAGE 65, AS DOCUMENT NO. 1275636, BOTH BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION FOURTEEN (14), TOWNSHIP THIRTY (30) NORTH, RANGE FIVE (5) EAST, ALL IN THE TOWN OF HAMBURG, MARATHON COUNTY, WISCONSIN.

Street Address: 134225 County Road L & 134299 County Road L f/k/a 461 County Road F, Athens, WI 54411  
Tax Key No. 036-3005-142-0976

**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 AUGUST 25, 2020



Sheriff of Marathon County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-19-01766

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