

Nationstar Mortgage LLC

**Plaintiff**

**NOTICE OF SHERIFF'S SALE**

Case No: 23 CV 1639

vs.

Andrew M. Zickuhr, et al.

**Defendants**

RECEIVED

MAR 25 2024

WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 9, 2024 in the amount of \$119,159.10 the Sheriff will sell the described premises at public auction as follows:

TIME: May 22, 2024 at 10:00 AM

- TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:
- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
  - 2.) Sold "as is" and subject to all legal liens and encumbrances.
  - 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Waukesha County Sheriff Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION: LOT 11, IN BLOCK 16, IN PLAT OF NEW BUTLER, A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 36, IN TOWNSHIP 8 NORTH, RANGE 20 EAST AND A PART OF THE NORTHEAST 1/4 OF SECTION 1, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF BUTLER, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

PROPERTY ADDRESS: 5012 N. 125th Street, Butler, WI 53007

TAX KEY NO.: BV 0144172

Phillip A. Norman, P.C.  
 Kelly M. Smith  
 State Bar No. 1067970  
 17035 W. Wisconsin Avenue, Suite 150  
 Brookfield, WI 53005  
 (262) 314-6564

Dated this 25 day of March, 2024.  
**Eric Severson**  
 \_\_\_\_\_  
 Waukesha County Sheriff

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.