

Aurora Loan Services, LLC,

Plaintiff,

NOTICE OF FORECLOSURE SALE

v.

Case No. 08-CV-2314

Kenneth J. Nelson, Elaine L. Nelson and
Mortgage Electronic Registration
Systems, Inc. acting solely as a
nominee for First Magnus Financial Corporation,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 18, 2008 in the amount of \$210,811.73, the Sheriff will sell the described premises at public auction as follows:

TIME: July 13, 2009 at 9:00 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: In the main lobby of the Sheriff Department/Justice Center, Door #8.

DESCRIPTION: Part of the Northwest ¼ of the Southwest ¼ of Section 16, in Township 8 North Range 17 East, in the Town of Oconomowoc, described as follows: Commencing at the quarter post on the Westerly line of Section 16; thence Southerly along the Westerly line of said section a distance of 934 feet to the place of beginning; thence Easterly and parallel with the Northerly line of the ¼ Section a distance of 225 feet to a point; thence Southerly and parallel with the Westerly line of the Section a distance of 386 feet to a point on the Southerly line of the Quarter ¼ Section; thence Westerly along said Southerly line a distance of 225 feet to a point on the Westerly line of Section; thence Northerly along the Westerly line of the Section a distance of 386 feet to the place of beginning. Excepting therefrom the following described land; all that part of the Northwest ¼ of the Southwest ¼ of Section 16, in Township 8 North Range 17 East, described as follows; Commence at the West ¼ corner of said Section 16 thence South 01°18'04" West along the West line of said Section 934 feet to the point of beginning in the Northerly property line of the owner; thence continue South 01°18'04" West along the West line of said Section to the South line of the Northwest ¼ of the Southwest ¼ of said Section; thence South 89°27'23" East 55 feet along the South line of said Northwest ¼ of the Southwest ¼; thence Northwesterly to a point in the Northerly property line of the owner, said point being 33 feet South 88°41'56" East of the West line of said Section; thence Westerly to the point of beginning.

PROPERTY ADDRESS: W379 N7458 State Road 67, Oconomowoc, WI 53066

GRAY & ASSOCIATES, L.L.P.
Attorneys for Plaintiff
600 N. Broadway
Milwaukee, WI 53202-5099

Daniel J. Trawicki
Dan Trawicki
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt on our client's behalf 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.