STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

PennyMac Loan Services, LLC

Plaintiff

Case No: 15 CV 1857

vs

MARK D. FOSTER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

2016 JUN -8 AM 11:40
WAUKESHA SHERIFF DEPT
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 25, 2016 in the amount of $172,104.23 the Sheriff will sell the described premises at public auction as follows:

TIME: July 20, 2016 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 money order 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.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: That part of the West 1/2 of the Southeast 1/4 of Section 33, in Township 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the West line of the 1/4 Section, said point being 1100 feet North 1° 25` 45" East of the Southwest corner of the 1/4 Section; thence North 1° 25` 45" East along said West line, 100 feet to a point; thence East and parallel to the South line of the 1/4 Section 410 feet to a point; thence South 1° 25` 45" West and parallel to the said West line of the 1/4 Section, 100 feet to a point; thence West and parallel to the said South line of the 1/4 Section, 410 feet to the place of beginning, reserving the West 50 feet for highway purposes.

PROPERTY ADDRESS: W180 N4974 Marcy Road, Menomonee Falls, WI 53051

TAX KEY NO.: MNFV0132994

Monica Irelan Karas
J Peterman Legal Group Ltd.
State Bar No. **1035803**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 8th day of June, 2016.

Eric Severson

Sheriff Eric Severson
Waukesha County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale. J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.