

Nationstar Mortgage LLC

**Plaintiff**

Case No: 14 CV 1168

vs

SHAWN THIELE, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

WAUKESHA SHERIFF DEPT  
REC'D DIVISION  
2014 SEP 24 AM 11:41

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 7, 2014 in the amount of \$147,750.85 the Sheriff will sell the described premises at public auction as follows:

TIME: November 26, 2014 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: All that part of Lot 3 in Block "C" in Bidwell's Plat of West Waukesha, City of Waukesha, Waukesha County, Wisconsin, described as follows, to-wit: Commencing at a stake at the Southwest corner of Lot 3 in Block "C" in Bidwell's Plat of West Waukesha and running thence Easterly on the Southerly line of said Lot No. 3, 96 feet and 7 1/2 inches to a stake; thence Northerly 55 feet to a stake; thence Westerly 96 feet and 7 1/2 inches to the Easterly line of Fourth Street; thence Southerly 55 feet to the place of beginning.

PROPERTY ADDRESS: 121 4th Street, Waukesha, WI 53188

TAX KEY NO.: WAKC1306464

Scott D. Nabke  
J Peterman Legal Group Ltd.  
State Bar No. 1037979  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 24<sup>th</sup> day of Sept., 2014

Daniel J. Trawicki

Sheriff Daniel J. Trawicki  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://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.