

Federal National Mortgage Association

Plaintiff

Case No: 13 CV 708

vs

JAMES R. KLANCER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 11, 2014 in the amount of \$324,574.20 the Sheriff will sell the described premises at public auction as follows:

TIME: January 14, 2015 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: Parcel 3 of Certified Survey Map No. 6882, recorded in the Register of Deeds Office for Waukesha County on October 19, 1992 in Volume 57 of Certified Survey Maps, Page 346, as Document No. 1776682, being a part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin.

PROPERTY ADDRESS: S79 W29059 Frog Alley Road, Mukwonago, WI 53149

TAX KEY NO.: MUKT 1925999003

Russell J. Karnes
J Peterman Legal Group Ltd.
State Bar No. **1054982**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 20th day of November, 2014
Daniel J. Trawicki

Sheriff Daniel J. Trawicki
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.

WAUKESHA SHERIFF DEPT
PROPERTY DIVISION
2014 NOV 20 AM 11:24