

Champion Mortgage Company

**Plaintiff**

Case No: 13 CV 2114

vs

ESTATE OF ELOISE E. I. HANSON AKA ELOISE E.  
HANSON, et al.**NOTICE OF SHERIFF'S SALE****Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 10, 2014 in the amount of \$139,219.97 the Sheriff will sell the described premises at public auction as follows:

TIME: March 18, 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: Lot 1 in Block "C" of H.B. Bidwells Plat of a part of the Southwest 1/4 of Section 34 in Township 7 North, Range 19 East, excepting that part of the above described Lot conveyed by Albert Schrinner and wife Emma to Ferdinand Wiedenheft Jr., as per deed recorded September 18, 1907, in Volume 119 of Deeds, Page 322, Waukesha County, Wisconsin records. Also that part of the Southwest 1/4 of Section 34, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin bounded and described as follows: Commencing at the Southwesterly corner of Lot 1, Block "C" of H. B. Bidwells Plat aforesaid; and running from said corner in a Southwesterly direction along the line of the Highway, 26 feet to a stake; thence North 65.5° East 75 feet and 6 inches to a stake on line of Lot 1; thence Westerly along the line of said Lot 1, 80 feet to the place of beginning.

PROPERTY ADDRESS: 529 Delafield Street, Waukesha, WI 53188

TAX KEY NO.: WAKC 0999010

**Amy J. Smith**  
J Peterman Legal Group Ltd.  
State Bar No. **1095174**  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 29<sup>th</sup> day of January 2015**Eric Severson**

Sheriff Eric Severson  
Waukesha County Sheriff

2015 JAN 29 PM 4:19  
WAUKESHA COUNTY SHERIFF DEPT.  
RECORD DIVISION

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.