

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2017CV002108

v.

Jean E. Gruber 2009 Living Trust, et al.

Defendants.

2019 AUG 12 PM 12:52
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 18, 2019 in the amount of \$424,067.93, I will sell at public auction in the lobby of the Sheriff's Department Justice Center, located at 515 W. Moreland Boulevard, Waukesha, WI 53188, on

September 25, 2019

At 10:00 AM, all of the following described premises, to wit:

LOT NUMBER TWO (2) IN BLOCK "A" EXCEPTING THE NORTHEASTERLY FIFTY (50) FEET THEREOF IN HEMMING'S ADDITION TO THE VILLAGE OF PEWAUKEE, ACCORDING TO THE RECORDED PLAT THEREOF. THE RIGHT TO MAINTAIN AND REPLACE A GARAGE ON THE SOUTHEASTERLY 4 FEET OF LOT 3, BLOCK A IN HEMMING'S ADDITION TO THE VILLAGE OF PEWAUKEE FOR A DISTANCE OF 40 FEET NORTHWESTERLY FROM PARK AVENUE TOWARD LAKE PEWAUKEE, TOGETHER WITH RIGHT OF WAY AND FREE AND UNOBSTRUCTED PASSAGE TO AND FROM ALL PARTS OF GARAGE, HEREINBEFORE REFERRED TO (BOTH FRONT AND REAR), AND THE RIGHT TO MAINTAIN PAVEMENT OVER AND ON SAID STRIP OF LAND. THE RIGHT IS ALSO GIVEN THE GRANTEEES TO REPLACE THE SAID GARAGE IF IT SHOULD BECOME OBSOLETE OR BE DESTROYED AS SET FORTH IN AN AGREEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, WAUKESHA COUNTY, WISCONSIN, IN VOLUME 539 PAGE 138, DOCUMENT NO. 347844.

Street Address: 329 Park Avenue, Pewaukee, WI 53072
Tax Key No. PWV 0899.134

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval;

down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 8-12-19.

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
50-17-02451

NOTE: This law firm is a debt collector.

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