

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Nationstar Mortgage LLC

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 23 CV 1716

Gerard A. Obst, Jr., et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 1, 2024 in the amount of \$125,177.62 the Sheriff will sell the described premises at public auction as follows:

TIME: July 23, 2025 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 certified funds 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.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Waukesha County Sheriff Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION: Lot 39, Block 19, in Regal Manors, being a subdivision of the northwest 1/4, the northeast 1/4 and the southeast 1/4 of the southwest 1/4 of Section 23, also the northwest 1/4, the northeast 1/4, the southeast 1/4 and the southwest 1/4 of the northwest 1/4 of Section 23, also the northwest 1/4 and the southwest 1/4 of the southeast 1/4 of Section 23, Township 6 North, Range 20 East, in the City of New Berlin, County of Waukesha, State of Wisconsin.

PROPERTY ADDRESS: 15199 W. Fenway Court, New Berlin, WI 53151

TAX KEY NO.: NBC1242493

Phillip A. Norman, P.C.

Krysta L. Kerr

State Bar No. 1090070

17035 W. Wisconsin Avenue, Suite 150

Brookfield, WI 53005

(262) 314-6564

Dated this 10 day of June, 2025.

Eric Severson

Waukesha County Sheriff