

One West Bank N.A.

Plaintiff

Case No: 15 CV 462

vs

BEVERLY VALENTINE, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

WAUKESHA SHERIFF DEPT
RECORDS DIVISION
2015 DEC -8 PM 1:12

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 24, 2015 in the amount of \$155,300.63 the Sheriff will sell the described premises at public auction as follows:

TIME: February 3, 2016 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 of a certain piece of land adjacent to Block "B" of the Village of Wales, located in the Southeast 1/4 of the Southwest 1/4 of Section 4, in Township 6 North, Range 18 East, more particularly described as follows: Commencing at the 1/4 section point on the South side of said Section 4; thence North 726.6 feet, measured along the 1/4 section line, to the point of beginning, this point being the most Northerly corner of Lot conveyed to Thomas per Volume 89, page 46, Waukesha County Register of Deeds; thence South 41° 41` West, 234.5 feet to the most Westerly corner of the above cited Thomas Lot, this point being located on the Northerly Boundary of the said Block "B"; thence North 60°32` West, 144.3 feet along the Northerly Boundary of said Block "B" to the intersection thereof with the Easterly side of Felix Street, this point being the most Northerly corner of Lot 6; thence North 40° 25` East, 431.3 feet along the Easterly side of Felix Street to the most Northerly corner of Land conveyed to David Felix per Volume 87, Page 271, Waukesha County Register of Deeds; thence South 224.5 feet, measured along the 1/4 section line to the place of beginning. Excepting therefrom that parcel conveyed to Carl L. Smaglick and Mary G. Smaglick, his wife, in a deed dated July 22, 1977 and recorded in the Register of Deeds office for Waukesha County on July 25, 1977 on Reel 250, Image 548 as Document No. 1007377. Said land being in the Village of Wales, Waukesha County, Wisconsin.

PROPERTY ADDRESS: 122 Felix Street, Wales, WI 53183

TAX KEY NO.: WLSV1455921

Jordan C. Staleos
J Peterman Legal Group Ltd.
State Bar No. **1085629**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 8th day of December, 2015.

Eric Severson

Sheriff Eric Severson
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.