

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff

Case No: 15 CV 1682

vs

ESTATE OF KERRY K. SCHROEDER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 19, 2016 in the amount of \$150,996.01 the Sheriff will sell the described premises at public auction as follows:

TIME: August 10, 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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF WISCONSIN, COUNTY OF WAUKESHA, AND IS DESCRIBED AS FOLLOWS: ALL THAT PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-FIVE (35), IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID 1/4 SECTION WITH THE CENTER LINE OF MERTON ROAD DISTANT EAST 619.5 FEET FROM THE NORTH 1/4 SECTION CORNER; AND THENCE SOUTH 20° 09' WEST ON SAID CENTERLINE 742.95 FEET TO THE POINT OF COMMENCEMENT OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 20° 09' WEST ON SAID CENTERLINE 75.0 FEET; THENCE NORTH 84° 35' WEST 215.24 FEET; THENCE NORTH 14° 37' EAST 73.50 FEET; THENCE SOUTH 84° 35' EAST 222.61 FEET TO THE POINT OF COMMENCEMENT.

PROPERTY ADDRESS: W294 N5493 Merton Avenue, Hartland, WI 53029

TAX KEY NO.: MRTT0425982

Monica Irelan Karas
J Peterman Legal Group Ltd.
State Bar No. **1035803**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 27th day of June, 2016.

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.

2016 JUN 27 PM 12:58
WAUKESHA SHERIFF DEPT