

Ocwen Loan Servicing, LLC

Plaintiff

Case No: 12 CV 1921

vs

ALLAN F. KUHTZ, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

2016 OCT 19 AM 11:22
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 21, 2012 in the amount of \$199,915.43 the Sheriff will sell the described premises at public auction as follows:

TIME: November 30, 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 THAT PART OF THE NORTHWEST 1/4 OF SECTION 3, IN TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF MADISON STREET IN THE CITY OF WAUKESHA, AND SOUTH 82 1/2 DEGREES WEST 66 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK "A", PLAT OF WEST WAUKESHA; THENCE RUNNING NORTH 14 1/2 DEGREES WEST AND PARALLEL WITH THE WEST LINE OF SAID BLOCK "A" 150 FEET; THENCE RUNNING SOUTH 82 1/2 DEGREES WEST AND PARALLEL WITH THE NORTH LINE OF MADISON STREET 55 FEET; THENCE RUNNING SOUTH 12 DEGREES 38" EAST, 149 FEET AND 8 INCHES TO THE NORTH LINE OF MADISON STREET; THENCE RUNNING NORTH 82 1/2 DEGREES EAST AND ALONG THE NORTH LINE OF MADISON STREET 60 FEET TO THE PLACE OF BEGINNING, AS SURVEYED BY WILLIAM POWRIE, APRIL 3, 1899.

PROPERTY ADDRESS: 530 Madison Street, Waukesha, WI 53188

TAX KEY NO.: WAKC1306965

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 19th day of October, 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.