

Nationstar Mortgage LLC

**Plaintiff**

Case No: 13 CV 2399

vs

ESTATE OF PATRICIA C. O'HARA, et al.

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

2014 JAN 29 AM 10:51  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 19, 2013 in the amount of \$49,963.37 the Sheriff will sell the described premises at public auction as follows:

TIME: March 26, 2014 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.

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:** in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

**DESCRIPTION:** Unit B, in Building 7, together with said unit's undivided appurtenant interest in the common elements, all in Sunset Homes Condominium, a Condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the office of the Register of Deeds for Waukesha County, Wisconsin, on July 14, 1972 in Reel 10, Image 608, as Document No. 822522, said condominium being located in the City of Waukesha, Waukesha County, Wisconsin, on the real estate described in said Declaration and incorporated herein by this reference thereto.

**PROPERTY ADDRESS:** 1440 Big Bend Road Unit B, Waukesha, WI 53189

**TAX KEY NO.:** WAKC1350062

**Dustin A. McMahon**  
Blommer Peterman, S.C.  
State Bar No. 1086857  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 29<sup>th</sup> day of January, 2014

**Daniel J. Trawicki**  
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Sheriff Daniel J. Trawicki  
Waukesha County Sheriff

Please go to [www.blommerpeterman.com](http://www.blommerpeterman.com) to obtain the bid for this sale. Blommer Peterman, S.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.