

CitiFinancial Servicing LLC

**Plaintiff**

Case No: 10 CV 3599

vs

JAMES A. ALLAR, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

2015 MAY 11 AM 11:00  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 6, 2011 in the amount of \$159,705.82 the Sheriff will sell the described premises at public auction as follows:

TIME: June 10, 2015 at 09:00 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 Lot 1 in WHITE'S SECOND ADDITION to the Plat of Prairieville (now City) of Waukesha, Waukesha County, Wisconsin, described as follows to-wit: Commencing at a point 73 feet North of the Southeast corner of said Lot 1 and thence running North on the West line of West Avenue in said City Of Waukesha 47 feet; thence running West and parallel with College Avenue 111 feet; thence South parallel with the East line of Lot 2 in said White's Addition 47 feet; thence East and parallel with College Avenue to the beginning.

PROPERTY ADDRESS: 108 North West Avenue, Waukesha, WI 53186

TAX KEY NO.: WAKC 1307-244

**Russell J. Karnes**  
J Peterman Legal Group Ltd.  
State Bar No. 1054982  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 11<sup>th</sup> day of May, 2015  
**Eric Severson**

Sheriff Eric Severson  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://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.