

Nationstar Mortgage LLC
Plaintiff

Case No: 15 CV 241

vs

ANTHONY M. SPRADER, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 27, 2015 in the amount of \$157,112.00 the Sheriff will sell the described premises at public auction as follows:

TIME: September 30, 2015 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: Parcel 1: Lots 1 and 2, in Block "B" in Smith's Addition to the Village, now City of Waukesha, County of Waukesha and State of Wisconsin, except the South 47 feet of Lot 2, in Block B of Smith's Addition to the City of Waukesha. Also excepting a right of way over the North 4 feet of Lot 2, and the South 2 feet of Lot 1 for right of way purposes to be used in common with owners of Lots 1 and 2 in said Block and Addition. Parcel 2: All that part of Lot 6, in Block "B" of the Plat of West Waukesha, platted by Joel E. Bidwell December 27, 1851 and recorded in the Office of the Register of Deeds for Waukesha County, described as follows: Commencing at a point on the West line of the said lot, distant South 1 deg. 30' West 190.0 feet from the stone landmark at the Northwest corner of said Lot; thence South 1 deg. 30' West on West line of said Lot 132.60 feet to the Southwest corner thereof; thence North 47 deg. 20' East on the South line of said Lot 69.0 feet; thence North 1 deg. 30' East 93.0 feet to a point that is distant South 1 deg. 30' West 190.0 feet from the North line of the said lot; thence South 82 deg. 30' West 50.0 feet to the point of commencement. EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND FURTHER DESCRIBED AS: All that part of Lot 6, Block B of the Plat of West Waukesha, being part of the Northwest 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, County of Waukesha and State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of Block B of Smith's Addition to the Village of Waukesha; thence North 02 deg. 18' 34" East along the West line of said Block B and the East line of Caldwell Street 213.00 feet to the Southwest corner of said Lot 2 of said Block B; thence South 87 deg. 43' 23" East along the South line of said Lot 2, 87.18 feet to the Southeast corner of the aforementioned Lot 2 and the point of beginning of the parcel hereinafter described; thence South 02 deg. 15' 00" West along the East line of the aforementioned Block B and the East line of Lot 6 of Block B of the Plat of West Waukesha, being a recorded plat 14.99 feet to the Southwest corner of said Lot 6; thence North 48 deg. 18' 32" East along the South line of the aforementioned Lot 6, 68.55 feet; thence North 02 deg. 15' 00" East 16.57 feet; thence North 88 deg. 48' 00" West 49.37 feet to a point on the West line of Lot 6 of said Block B; thence South 02 deg. 15' 00" West along said West line 48.24 feet to the point of beginning.

PROPERTY ADDRESS: 119 Caldwell Street, Waukesha, WI 53188

TAX KEY NO.: WAKC1306101

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 15th day of July, 2015
Eric Severson
 Sheriff Eric Severson
 Waukesha County Sheriff

2015 JUL 15 AM 10:37
 WAUKESHA SHERIFF DEPT.
 RECORD

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.