

Nationstar Mortgage LLC d/b/a Champion
Mortgage

Plaintiff

Case No: 15 CV 1292

vs

ESTATE OF DONNA A. VINSON, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 22, 2016 in the amount of \$191,745.87 the Sheriff will sell the described premises at public auction as follows:

TIME: April 5, 2017 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 Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

DESCRIPTION: THAT PART OF THE EAST 1/2 OF THE SW 1/4, AND THAT PART OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 5, T.1N, R.13 EAST OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 5, A DISTANCE OF 1766.3 FEET, N. 0°25'E., FROM THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE WEST PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 5, A DISTANCE OF 995.09 FEET TO A POINT THENCE N. 0°36'E., 202.71 FEET TO AN IRON PIPE; THENCE EAST PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 5, 994.41 FEET TO AN IRON PIPE IN THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 5; THENCE CONTINUING EAST, PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 5, 82.24 FEET TO AN IRON PIPE IN THE CENTERLINE OF PATRICK ROAD; THENCE S. 1°50' W., ALONG THE CENTERLINE OF PATRICK ROAD, 202.81 FEET TO AN IRON PIPE; THENCE WEST, PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 5, 77.20 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF ROCK AND STATE OF WISCONSIN.

PROPERTY ADDRESS: 7228 South Patrick Road, Beloit, WI 53511

TAX KEY NO.: 6-19-80.1A

Michael Holsen
BP Peterman Law Group LLC
State Bar No. 1073973
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 20th day of January, 2017.
Robert D. Spoden
Sheriff Robert D. Spoden
Rock County Sheriff

By: Deputy Anthony J. Bauer 12301

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

BP Peterman Law Group LLC is the creditor's attorney and is attempting to collect a debt on its behalf.
Any information obtained will be used for that purpose.