

Nationstar Mortgage LLC as servicer for  
U.S. Bank National Association, as  
Indenture Trustee for Springleaf Mortgage  
Loan Trust 2013-3, Mortgage-Backed  
Notes, Series 2013-3

**Plaintiff**

Case No: 17 CV 146

vs

SHIRLEY HIATT, et al.

**Defendant(s)****NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 1, 2017 in the amount of \$266,408.84 the Sheriff will sell the described premises at public auction as follows:

TIME: May 9, 2018 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.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the proceeds of the sale. 4.) 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: LOT 1 OF CERTIFIED SURVEY MAP OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T.1N. R.11E., OF THE 4TH P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN; SAID CERTIFIED SURVEY BEING RECORDED APRIL 11, 1978 AT 4:45 P.M., AS DOCUMENT #884428A, IN VOLUME 7 OF CERTIFIED SURVEY MAPS, ON PAGES 241 AND 242.

PROPERTY ADDRESS: 11429 West Brandherm Road, Beloit, WI 53511

TAX KEY NO.: 6-14-267.2B

Hunter R. Felknor  
BP Peterman Law Group LLC  
State Bar No. 1094978  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 5<sup>th</sup> day of April, 2018.  
Robert D. Spoden  
Sheriff Robert D. Spoden  
Rock County Sheriff

By: Deputy Anthony J. Gava BPSI

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.