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Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2019CV000252

v.

The Richard C. Ellis and Marilyn J. Ellis Revocable Trust of  
1998, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on September 6, 2019 in the amount of \$68,700.60, I will sell at public auction on the lower West lobby (front steps) of the Rock County Courthouse, located at 51 South Main Street, Janesville, WI 53545, on

**December 11, 2019**

At 10:00 AM, all of the following described premises, to wit:

PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 12 EAST OF THE 4TH P.M., IN THE CITY OF БЕЛОИТ, COUNTY OF ROCK AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF PRAIRIE AVENUE, 33 FEET NORTHEASTERLY OF THE NORTH LINE OF CARNEGIE AVENUE AS PLATTED IN PRAIRIE AVENUE PARK; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID CARNEGIE AVENUE, 146.6 FEET; THENCE NORTHEASTERLY, PARALLEL WITH PRAIRIE AVENUE, 19.2 FEET; THENCE NORTHWESTERLY 123 FEET TO A POINT ON THE EASTERLY LINE OF SAID PRAIRIE AVENUE, 100 FEET NORTHEASTERLY OF THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PRAIRIE AVENUE, 100 FEET TO THE POINT OF BEGINNING.

Street Address: 1405 Prairie Avenue, Beloit, WI 53511  
Tax Key No. 206 12531800

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.



Troy Kundson  
Sheriff of Rock County, Wisconsin

By: Dep. Pester;

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-19-00492

**NOTE: This law firm is a debt collector.**