

Bayview Loan Servicing, LLC  
Plaintiff

Case No: 12 CV 618

vs

TRETHA D. THOMAS, et al.

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 27, 2014 in the amount of \$160,188.73 the Sheriff will sell the described premises at public auction as follows:

TIME: January 7, 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.

PLACE: in the Rock County Courthouse located at 51 S. Main Street, Janesville, Wisconsin 53545

DESCRIPTION: THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-FIVE (25), TOWN ONE (1) NORTH, RANGE TWELVE (12) EAST, CONTAINED WITHIN THE FOLLOWING BOUNDARIES, TO-WIT: BEGINNING AT A CROSS-NOTCH CUT IN CEMENT SIDE-WALK IN THE EASTERLY LINE OF PRAIRIE AVENUE, ONE HUNDRED FORTY-THREE (143) FEET NORTH, THIRTY-THREE DEGREES, TWENTY-FOUR AND TWENTY-FIVE ONE-HUNDREDTHS MINUTES (33° 24.25') EAST FROM A GAS PIPE MONUMENT AT THE NORTH CORNER OF GEORGE LUETY ADDITION, BELOIT, WISCONSIN; THENCE NORTH THIRTY-THREE DEGREES, TWENTY-FOUR AND TWENTY-FIVE ONE-HUNDREDTHS MINUTES (33° 24.25') EAST ALONG SAID EASTERLY LINE OF PRAIRIE AVENUE, 148.83 FEET TO A CROSS-NOTCH CUT IN CEMENT SIDEWALK, WHICH LAST MENTIONED POINT IS THE NORTHWEST CORNER OF THE LAND HEREINAFTER DESCRIBED, AND THE POINT OF COMMENCEMENT OF THE DESCRIPTION THEREOF; THENCE SOUTH SIXTY-SEVEN DEGREES, THIRTY FIVE AND FIVE ONE-HUNDREDTHS MINUTES (67° 35.05') EAST, ONE HUNDRED TWENTY-TWO AND TWENTY-THREE ONE-HUNDREDTHS (122.23) FEET TO A CONCRETE MONUMENT; THENCE SOUTH PARALLEL WITH THE EASTERLY LINE OF PRAIRIE AVENUE ONE HUNDRED FIFTEEN AND TWENTY-TWO ONE-HUNDREDTHS (115.22) FEET TO A GAS PIPE MONUMENT; THENCE WESTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF PRAIRIE AVENUE, ONE HUNDRED TWENTY (120) FEET TO THE EASTERLY LINE OF PRAIRIE AVENUE; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF PRAIRIE AVENUE NINETY-TWO (92) FEET TO THE POINT OF COMMENCEMENT, SITUATED IN THE COUNTY OF ROCK AND STATE OF WISCONSIN.

PROPERTY ADDRESS: 1585 Prairie Avenue, Beloit, WI 53511

TAX KEY NO.: 12521750

**Scott D. Nabke**  
J Peterman Legal Group Ltd.  
State Bar No. 1037979  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 21 day of November, 2014.

*Robert D. Spoden*  
Sheriff Robert D. Spoden  
Rock County Sheriff

By: *BS*

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.