

Nationstar Mortgage LLC

**Plaintiff**

Case No: 15 CV 345

vs

JENNIE GARBER, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 16, 2016 in the amount of \$49,744.00 the Sheriff will sell the described premises at public auction as follows:

TIME: January 11, 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: Lot 3, Block 5, Gesley's Subdivision of Gesley's Addition to the City of Beloit, Rock County, Wisconsin, according to the recorded plat thereof.

PROPERTY ADDRESS: 747 Mckinley Avenue, Beloit, WI 53511

TAX KEY NO.: 206 13420550

**Monica Irelan Karas**  
J Peterman Legal Group Ltd.  
State Bar No. **1035803**  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 11 day of December, 2016.  
Robert D. Spoden  
Sheriff Robert D. Spoden  
Rock County Sheriff  
By: Deputy Anthony Bern 12301

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.