

Nationstar Mortgage LLC

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 23 CV 137

vs

Franklin A. Shelby, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 11, 2023 in the amount of \$275,474.03 the Sheriff will sell the described premises at public auction as follows:

TIME: October 25, 2023 at 9:30 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 certified funds 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 from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Lobby of the Public Safety Building at 1000 55th Street, Kenosha, WI 53140

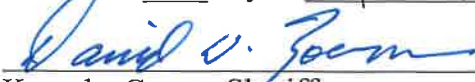
DESCRIPTION: Lot 9, Block 16 in Salem Oaks, a Subdivision in the South 1/2 of Section 11, Town 1 North, Range 20 East of the Fourth Principal Meridian, lying and being in the Village of Salem Lakes, County of Kenosha and State of Wisconsin.

PROPERTY ADDRESS: 23310 80th Place, Salem, WI 53168

TAX KEY NO.: 70-4-120-114-1080

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 8th day of September, 2023.



Kenosha County Sheriff

Sheriff David W. Zoerner

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.