

Nationstar Mortgage LLC d/b/a Champion  
Mortgage

**Plaintiff**

Case No: 16 CV 55

vs

MARTHA S. FRANKLIN, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 10, 2017 in the amount of \$80,347.37 the Sheriff will sell the described premises at public auction as follows:

TIME: February 20, 2018 at 11:00 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 Lobby of the Green Lake County Justice Center located at 571 County A, Green Lake, Wisconsin 54941

DESCRIPTION: That part of Section 25, Township 16 North, Range 11 East of the 4th P.M. described as follows; Commencing in the center of the Big Bend Road where the east and west quarter line of said Section crosses same; thence due west 34.6 feet to an iron stake; thence continue west 145.5 feet to an iron stake; thence South 11 degrees West at an interior angle of 101 degrees and parallel with the Big Bend Road 300.0 feet to an iron stake; thence due east 145.5 feet to an iron stake; thence continue east 34.6 feet to the centerline of the Big Bend Road; thence North 11 degrees East 300.0 feet to the point of beginning. All lying in and being part of Section 25, Township 16 North, Range 11 East of the 4th P.M., Town of Princeton, County of Green Lake, State of Wisconsin.

PROPERTY ADDRESS: N5803 County Road T, Princeton, WI 54968

TAX KEY NO.: 016-00688-0000

**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 19 day of January, 2018.

Mark A Podoll  
Sheriff Mark Podoll  
Green Lake County Sheriff

Please go to <http://bppeterman.com/> to obtain the bid for this sale.  
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.