

Nationstar Mortgage LLC d/b/a Champion  
Mortgage

**Plaintiff**

Case No: 16 CV 135

vs

**PETER J. GERARDO, et al.**

**NOTICE OF SHERIFF'S SALE**

**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 6, 2016 in the amount of \$361,551.73 the Sheriff will sell the described premises at public auction as follows:

**TIME: April 27th, 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 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: at 1770 County Road NN, Elkhorn Wisconsin 53121

DESCRIPTION: A parcel of land located in the Northwest 1/4 of Section 27, Township 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 27; thence North 2659.85 feet; North 0° 06' 48" East 410.00 feet; thence South 88° 16' East 426.00 feet to the point of beginning; thence North 00° 07' East 524.77 feet; thence North 88° 24' 48" East 305.61 feet; thence South 25° 29' East 535.29 feet; thence South 83° 04' West 433.30 feet; thence North 88° 16' West 106.75 feet to the point of beginning.

Subject to and together with a non-exclusive easement for ingress and egress 66 feet in width located in the Northwest 1/4 of Section 27, Township 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin, the centerline of said easement being described as follows: Commencing at the Southwest corner of said Section 27; thence North 2659.85 feet; thence North 0° 06' 48" East 877 feet to the point of beginning of said centerline; thence North 88° 28' 48" East 711.11 feet; thence South 25° 29' East 579.6 feet; thence South 66° 35' East 319.47 feet; thence South 89° 26' East 100 feet; thence South 65° 19' East 227 feet to the end of said centerline and the end of said easement in a boundary line bearing North 6° 12' West.

PROPERTY ADDRESS: N5566 Johnson Road, Delavan, WI 53115

TAX KEY NO.: 020-C R 2700004H

**Michael Holsen**  
BP Peterman Law Group LLC  
State Bar No. 1073973  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 30<sup>th</sup> day of January, 2017.

KS  
\_\_\_\_\_  
Sheriff Kurt Picknell  
Walworth County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.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.