

U.S. Bank Trust, N.A., as Trustee for LSF9 Master
Participation Trust

Plaintiff

Case No: 14 CV 1307

VS

KRISTINE A. WILKINS, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

2015 JUN -3 AM 10:45
 WAUKESHA SHERIFF DEPT.
 RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 21, 2015 in the amount of \$187,018.69 the Sheriff will sell the described premises at public auction as follows:

TIME: July 29, 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 main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: UNIT NO. 1905D AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER-MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS MALLARD POINTE CONDOMINIUMS, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON SEPTEMBER 26, 1996 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN AS DOCUMENT NO. 2160578, AND BY FIRST AMENDMENT TO THE ORIGINAL DECLARATION RECORDED ON NOVEMBER 10, 1997 AS DOCUMENT NO. 2262014, AND BY SECOND AMENDMENT TO THE ORIGINAL DECLARATION RECORDED ON JANUARY 16, 1998 AS DOCUMENT NO. 2280671, AND BY THIRD AMENDMENT TO THE ORIGINAL DECLARATION RECORDED ON DECEMBER 8, 1998 AS DOCUMENT NO. 2395237. THE POST OFFICE ADDRESS OF THE ABOVE UNIT IS 1905D CENTER ROAD, WAUKESHA, WISCONSIN.

PROPERTY ADDRESS: 1905 Mallard Pointe Circle, Waukesha, WI 53189

TAX KEY NO.: WAKC1355035

Russell J. Karnes
 J Peterman Legal Group Ltd.
 State Bar No. 1054982
 165 Bishops Way, Suite 100
 Brookfield, WI 53005
 262-790-5719

Dated this 3rd day of June, 2015

Eric Severson

Sheriff Eric Severson
 Waukesha County Sheriff

Please go to 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.