

PennyMac Loan Services, LLC

**Plaintiff**

Case No: 14 CV 263

VS

CARMELLA FABRIZIO, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 16, 2014 in the amount of \$160,942.12 the Sheriff will sell the described premises at public auction as follows:

TIME: January 7, 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.

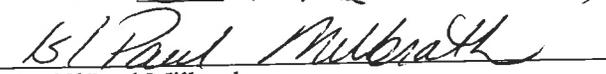
PLACE: in the main lobby of the Jefferson County Sheriff's Department located at 411 S. Center Avenue, Jefferson, Wisconsin

DESCRIPTION: A parcel of land located in the City of Jefferson, Jefferson County, Wisconsin, bounded and described as follows: A parcel of land bounded by a line commencing at a point on the North line of Block 23 of the Original Plat of the City of Jefferson (now vacated) distant 130 feet East of the intersection of the South line of Washington Street with the East line of Fourth Street (now South Whitewater Avenue) in said City of Jefferson; thence running South parallel to the East line of said Fourth Street 132 feet to a point; thence East parallel to said South line of Washington Street 64 feet to a point; thence North parallel to the East line of said Fourth Street 132 feet to the said South line of Washington Street; thence West along said South line of Washington Street 64 feet to the point of commencement.

PROPERTY ADDRESS: 252 East Washington Street, Jefferson, WI 53549

TAX KEY NO.: 241-0614-1113-007

**Christina E. Demakopoulos**  
J Peterman Legal Group Ltd.  
State Bar No. **1066197**  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 3 day of November, 2014.  
  
Sheriff Paul Milbrath  
Jefferson County Sheriff

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.