STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

v.

Case No. 2018CV003482
Docket No. 260507

Lovell J. Brown aka Lovell J. Brown Sr., et al.

Defendants.

# NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 30, 2018 in the amount of $45,853.84, I will sell at public auction via an Internet-based auction at www.bid4assets.com/MilwaukeeSheriffSales, on:

**November 16, 2026**

Bids may be submitted as follows: 10:30 AM to 12:30 PM Central (with 5-minute intervals of each docket sale starting and ending), or as additionally extended by overtime bidding rules.

The following described premises will be sold:

LOT 5, BLOCK 2, IN MILWAUKEE HOMESTEAD AND INVESTMENT ASSOCIATION SUBDIVISION NO. 1, OF A PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Street Address: 3159-3161 North 21st Street, Milwaukee, WI 53206
Tax Key No. New:285-1508-000 Prior: 285-1508-9

The property is sold as is without any warranties or guarantees, expressed or implied. and subject to encumbrances that have, or may have, priority over the mortgage being foreclosed including, but not limited to: real estate taxes and assessments not yet due or payable; and municipal charges.

**TERMS OF SALE:** All bidders are required to submit a deposit prior to participating in the auction. The deposit shall be 11% of the purchaser's total intended bid, with 10% going towards the purchase price and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will not accept mailed payments. The buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**VISIT:** https://www.bid4assets.com/MilwaukeeSheriffSales for sale instructions and further details on the terms and conditions of the sheriff's sale.

Denita Ball
Sheriff of Milwaukee County, Wisconsin

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50-19-00200
**NOTE: This law firm is a debt collector.**