

Ditech Financial LLC f/k/a Green Tree Servicing
LLC

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 15-CV-02107

vs.

Judith Semerau, Roger E. Semerau, Landmark
Credit Union and Discover Bank

Defendants.

2016 APR 20 AM 10:57
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 2, 2016 in the amount of \$136,240.68 the Sheriff will sell the described premises at public auction as follows:

- TIME: June 8, 2016 at 10:00 a.m.
- TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.
- PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)
- DESCRIPTION: See Attachment
- PROPERTY ADDRESS: 103 James St Wales, WI 53183-9695
- DATED: April 18, 2016

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404
Please go to www.gray-law.com to obtain the bid for this sale

Eric Severson

Eric Severson
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

PROPERTY DESCRIPTION: Parcel A: All that part of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Eighteen (18) East, being in the Village of Wales, described as follows, to-wit: Commencing at a point which is North 5 1/2 degrees East of and 620 feet and 6 inches distant North from a point on the South line of said 1/4 Section, said last mentioned point being 1162.6 feet West of the South 1/4 corner of said Section; thence running North 5 1/2 degrees East 98 feet to a point on the Southerly line of the Depot Grounds of the Chicago and Northwestern Railway; Thence North 47 degrees 29' West long said railroad line 69 feet to a point; thence in a Southerly Direction 134 feet to a point; thence South 84 1/2 degrees East 55 feet to the place of beginning. Parcel B: Also, all that part of the Southwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Eighteen (18) East, being in the Village of Wales, described as follows, to-wit: Commencing at the South 1/4 post of said Section; thence running West on Section line 1162.6 feet; thence North 5 1/2 degrees East, 620.5 feet; thence North 84 1/2 degrees West 55 feet to a point for commencement of the description of the parcel of land to be conveyed, from said point of commencement running; thence North 5 1/2 degrees East 22 feet; thence North 84 1/2 degrees West 58 feet; thence South 5 1/2 degrees West 22 feet to the North line of land conveyed by William H. Ellis and Catherine M. Ellis, husband and wife, to Theodore Meouffer by deed recorded in Volume 135 of Deeds at Page 138, as Document No. 78775, Waukesha County Records; thence South 84 1/2 degrees East along said line 58 feet to the point of commencement hereby conveying a parcel of land 22 feet wide North and South 58 feet long East and West. Parcel C: All that part of the Southwest One-Quarter (1/4) of Section (Four) 4, in Township Six (6) North, Range Eighteen (18) East, in the Village of Wales, bounded and described as follows; Beginning at the Northwest corner of the first parcel described in Volume 120 of Deeds at Page 193, as Document No. 770921; thence North 47 degrees 29' West along the Southerly right-of-way of James Street 36.53 feet to the Northeast corner of the property described in Volume 1146 of Deeds at Page 269, as Document No. 729429; thence South 65 degrees 42' 18" West along the Easterly line of the property described in said Document No, 729429, 27.26 feet; thence South 07 degrees 48' 32" West along the Easterly line of the property described in said Document No. 729429, 126.09 feet to the Northwest corner of the second parcel described in said Document No. 770921; thence South 84 degrees 30" East along the North line of said second parcel 58.00 feet to the West line of the first parcel recorded in said Document No. 770921; thence North 05 degrees 27' 13" East along the West line of said first parcel 117.54 feet to the place of beginning, Wisconsin.

RECORDED
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