

EQUITABLE BANK,

Plaintiff,

v.

FOX VIEW DEVELOPMENT, LLC,

Defendant.

Case No. 16-CV-680
Foreclosure of Mortgage - 30404

2016 JUN 28 10:07 AM
WAUKESHA COUNTY
REGISTRAR

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by authority of the Judgment of Foreclosure and Sale entered in the above-captioned action on June 23, 2016, the undersigned Sheriff of Waukesha County, Wisconsin, will sell at public auction in the Main Lobby (Door #8) of the Waukesha County Sheriff's Department Justice Center, 515 West Moreland Boulevard, Waukesha, Wisconsin 53188 on **August 17, 2016, at 10:00 a.m.**, the Mortgaged Premises and collateral directed by the Judgment to be sold, and described as follows: See Exhibit A.

The Sheriff will accept as a deposit or down-payment from a purchaser, other than the Plaintiff, an amount of at least 10% of the purchaser's bid, which deposit or down-payment shall be paid by cash, certified check or cashier's check at the time of sale. The remainder of the bid is to be paid in cash, certified check or cashier's check within ten (10) days of the date the sale is confirmed. Any purchaser other than the Plaintiff is responsible for payment of any and all transfer fees/taxes, which amount shall be paid out of the bid amount.

COPY

Dated at Waukesha, Wisconsin, this 28th day of June, 2016.

Eric Severson

Sheriff of Waukesha County, Wisconsin
or his designee

This document was prepared by:
John M. Van Lieshout
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202
jvanlieshout@reinhartlaw.com
Phone: 414-298-1000
Fax: 414-298-8097

2016 JUN 28 PM 1:07
WAUKESHA SHERIFF DEPT
RECORD DIVISION

EXHIBIT A

LEGAL DESCRIPTION

Part of the Southeast 1/4 and Northeast 1/4 and Northwest 1/4 and Southwest 1/4 of Section 17, Town 7 North, Range 19 East: Commencing at the Southwest corner of the Southeast 1/4, thence North 89° 41' East 33 feet, to the point of beginning, thence North 89° 41' East 1265.95 feet, thence North 1302.30 feet, thence North 89° 41' East 1338.00 feet, thence North 1072.24 feet, thence North 61° 29' West 498.03 feet, thence South 89° 46' West 1760.83 feet, thence North 50° 01' West 684.68 feet, thence South 34° 01' West 396.21; thence South 57° 51' East 364.88 feet, thence South 2536.75 feet, to the point of beginning. Excepting R1621/499, Excepting Deer Haven, Excepting Christian Court, Excepting Deer Haven II, Excepting Deer Haven III, Document No. 3232709, Excepting Foxtrail Condominium. Said land being in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Also described as:

Part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 19 East, bounded and described as follows: Commencing at the Southwest corner of the Northeast 1/4 of said Section 17; thence North 00° 15' 41" West, along the West line of the Northeast 1/4 of said Section 50.00 feet to the North Right of Way line of College Avenue and the point of beginning of the lands to be described; thence North 89° 46' 05" East, along said Right of Way and parallel to the South line of the Northeast 1/4 of said Section, 167.78 feet to a point in the Westerly right of way of Christian Lane; thence North 00° 36' 50" West, along said Westerly right of way 61.24; thence Northeasterly along said right of way and the arc of a curve having a radius of 150.00 feet lying Southeasterly, the Chord of which bears North 19° 11' 47" East and is 101.67 feet in length, a distance of 103.73 feet; thence North 39° 00' 24" East, along said right of way, 16.23 feet to the South corner of Lot 1 of Christian Court, a recorded subdivision; thence North 50° 01' 20" West, along the Southwesterly line of Lots 1 and 2 of Christian Court and that line extended, 311.18 feet to the Southeasterly right of way line of Prospect Avenue; thence South 33° 48' 25" West along said Southeasterly right of way 391.42 feet; thence South 57° 51' 50" East 85.14 feet to a point in the North right of way line of College Avenue; thence North 89° 59' 05" East, along said right of way and parallel to the South line of the Northwest 1/4 of said Section, 173.36 feet to the point of beginning. Said land being in the City of Pewaukee, County of Waukesha, State of Wisconsin.

ALSO KNOWN AS:

Part of Lot 1 of Certified Survey Map No. 10727, recorded October 29, 2009 in Volume 103 of Certified Survey Maps on Page 273 as Document No. 3702986, being a part of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 17, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, described as follows: Commencing at the North corner of Lot 1 of Certified Survey Map No. 10727, thence South 33° 48' West 151.94 feet to the place of beginning, thence South 33° 48' West 237.15 feet, thence South 57° 51' East 68.13 feet, thence North 89° 59' East 173.96 feet, thence North 89° 59' East 167.78 feet, thence North 00° 36' West 61.24 feet, thence Northeasterly 12.72 feet, thence North 79° 56' West 52.21 feet, thence North 55° 13' West 262.06 feet to the place of beginning.

Tax Key No.: PWC0929986002

The Mortgaged Premises include the "Appurtenant Rights" as defined by the Mortgage, including, without limitation, the development rights of the Defendant.