STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

U.S. Bank, National Association, as Trustee for the J.P. Morgan Alternative Loan Trust 2006-S1

Plaintiff

Case No: 13 CV 155

vs

ESTATE OF KIMBERLEE K. YORK, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 16, 2013 in the amount of $688,414.51 the Sheriff will sell the described premises at public auction as follows:

TIME: January 14, 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: A STRIP OF LAND IN THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN, SAID STRIP OF LAND LYING BETWEEN THE CENTER LINE OF A ROAD AND THE SHORE OF LITTLE MUSKEGO LAKE, DESCRIBED AS FOLLOWS: COMMMENCING AT A POINT IN A LINE BEARING DUE EAST AND WEST, WHICH IS 678.42 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SECTION 4, AND 2624.45 FEET WEST OF THE EAST LINE OF THE SAID SOUTH 1/2 OF SAID SECTION 4, WHICH IS THE SOUTHEASTERLY CORNER OF SAID STRIP OR PARCEL OF LAND OR LOT 12; RUNNING THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SECTION 4, 237 FEET MORE OR LESS TO THE SHORE OF LITTLE MUSKEGO LAKE; THENCE AGAIN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 12, NORTH 18° 48` EAST 45 FEET TO THE NORTHEASTERLY CORNER OF LOT 12; THENCE NORTH 87° 25` WEST 255 FEET, MORE OR LESS TO THE SHORE OF LITTLE MUSKEGO LAKE, RESERVING THE EASTERLY 25 FEET FOR ROAD PURPOSES. ALSO, A STRIP OR PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN, SAID STRIP OF LAND LYING BETWEEN THE CENTER LINE OF A ROAD AND THE SHORE OF LITTLE MUSKEGO LAKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE INTERSECTION OF THE NORTH AND SOUTH 1/4 SECTION LINE IN SAID SECTION 4, AND A LINE, WHICH BEARS DUE EAST AND WEST BEING 618.42 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST 1/4 SECTION LINE IN SAID SECTION 4; RUNNING THENCE WEST 237.0 FEET MORE OR LESS TO THE SHORES OF LITTLE MUSKEGO LAKE, AGAIN COMMENCING AT THE ABOVE MENTIONED POINT OF COMMENCEMENT, RUNNING THENCE EAST 35.35 FEET TO A POINT IN THE CENTER LINE OF ABOVE MENTIONED ROAD; THENCE SOUTH 18° 48` WEST ALONG THE CENTER LINE OF OF SAID ROAD 50.0 FEET TO A POINT; THENCE NORTH 85° 25` WEST 220.0 FEET MORE OR LESS TO THE SHORES OF LITTLE MUSKEGO LAKE, EXCEPTING THEREFROM THAT PART THEREOF CONEVEYED TO TOWN OF MUSKEGO BY A QUIT CLAIM DEED DATED SEPTEMBER 21, 1937 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON SEPTEMBER 22, 1937, IN VOLUME 269 OF DEEDS, PAGE 335, AS DOCUMENT NO. 216484, RESERVING FROM SAID PARCEL THE NORTH 10 FEET FROM THE HIGHWAY TO THE LAKE, FOR RIGHT-OF-WAY PURPOSES ONLY.

PROPERTY ADDRESS: W180S6793 Muskego Drive, Muskego, WI 53150

TAX KEY NO.: MSKC 2174 919

Dated this 20th day of November, 2014

Daniel J. Trawicki

Sheriff Daniel J. Trawicki
Waukesha County Sheriff

2014 NOV 20 AM 11:23
WAUKESHA COUNTY
REGISTER OF DEEDS

Chaz M. Rodriguez
J Peterman Legal Group Ltd.
State Bar No. **1063071**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

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.