STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

CITIZENS BANK OF MUKWONAGO
Plaintiff

vs

JAMES L. EBERT
MARY T. EBERT

SCHOBER, SCHOBER & MITCHELL, S.C.

CAPITAL ONE BANK USA NA
Defendants

Case No. 14-CV-1994

Foreclosure of Mortgage 30404

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 11, 2014, the Sheriff will sell the described premises at public auction as follows:

TIME: February 25, 2015 at 10:00 a.m.

TERMS: 1. 10% down in cash, money order or certified check; balance due within 10 days of Confirmation of Sale.
2. Sold "as is" and subject to all liens and encumbrances. Buyer must pay applicable Wisconsin Real Estate Transfer Tax

PLACE: Sheriff's Lobby/ Justice Center- Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 5318853233

DESCRIPTION: **All that part of the Northwest 1/4 of Section 27, Township 6 North, Range 18 East, Town of Genesee, Waukesha County, Wisconsin, described as follows, to-wit:**

Commencing at the Northwest corner of said 1/4 Section; thence South 89° 49' East 1263.08 feet to the center line of S.T.H. "83"; thence South 20° 41' East along the center line of S.T.H. "83", 886.40 feet; thence South 69° 19' West 33.0 feet to the point of beginning of the lands herein described; thence South 20° 41' East 259.50
feet; thence North 78° 45' 10" West 621.63 feet; thence 422.36 feet on arc of curve to right radius 2779.79 feet, said arc being the South line of S.T.H. "59", chord of which bears North 48° 18' 32" East 422.00 feet; thence South 88° 18' 48" East 115.30 feet; thence South 20° 41' East 176.69 feet; thence North 69° 19' East 27.0 feet to the point of beginning.

Excepting therefrom those lands conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded July 14, 2010, as Document No. 3756912.

PROPERTY ADDRESS: **W307S4819 Hwy. 83**
TAX KEY NO.: **GNT 1546.984**

Dated at Waukesha, Wisconsin this 13th day of January, 2015.

/s/ Eric Severson
ERIC J. SEVERSON
Waukesha County Sheriff

2015 JAN 12 AM 11:10
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

Michael F. Dubis, S.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

IF YOU HAVE RECENTLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS FORECLOSURE ACTION IS NOT AN ATTEMPT TO COLLECT A DISCHARGED DEBT.