STATE OF WISCONSIN | CIRCUIT COURT | WAUKESHA COUNTY

PNC Bank, NA successor by merger to National City Bank successor by merger to MidAmerica Bank FSB

Plaintiff,

vs.

David J. Rudig, Antoinette J. Rudig, Capital One Bank USA NA and Oconomowoc Memorial Hospital

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 11-CV-02291

RECEIVED
2012 JUL 17 AM 10:48
WAUKESHA SHERIFF
PROCESS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 12, 2011 in the amount of $91,591.92 the Sheriff will sell the described premises at public auction as follows:

TIME: September 10, 2012 at 9:00 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 clerk of courts (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: The East 57 feet of Lot 2 and all of Lot 3, Block D, Plat of Delafield, South Part, being a part of the Southeast Quarter of Section 17, Township 7 North, Range 18 East, City of Delafield, County of Waukesha, State of Wisconsin EXCEPT: All that part of Lot 3, Block "D" of the Plat of the South Part of the Village of Delafield, being a part of Section 17, Township 7 North, Range 18 East, now City of Delafield, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Lot 3, thence North 89 degrees 10 minutes West 6 feet along South line of said Lot 3, thence North 70.63 feet, thence North 30 degrees 16 minutes West 34 feet; thence North 141.33 feet to shore of Nagawicka Lake; thence North 61 degrees 42 minutes East along said shore line to the East line of said Lot 3, thence South 250.64 feet to the place of beginning, in Waukesha County, Wisconsin.

PROPERTY ADDRESS: 753 Mill St Delafield, WI 53018-1513

That upon information and belief, the mortgage held by the plaintiff is a junior and subordinate mortgage against the premises and the plaintiff makes no representations or warranties regarding the priority of its mortgage.

DATED: July 13, 2012

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.

Daniel J. Trawicki

Dan Trawicki
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.