STATE OF WISCONSIN | CIRCUIT COURT | WAUKESHA COUNTY

2020 JUL 27 PM 1:48
WAUKESHA SHERIFF DEPT
RECORD DIVISION

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2

Plaintiff,

vs.

John J. Fay, Gayle V. Fay and Aurora Medical Group Inc.

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 20-CV-000116

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 24, 2020 in the amount of $244,051.29 the Sheriff will sell the described premises at public auction as follows:

TIME: October 14, 2020 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:
Parcel 1: All that part of Lots 13 and 14, Block B, Hemming's Second Addition to Pewaukee Village, being a part of the Southeast ¼ of Section 8 and the Southwest ¼ of Section 9, Town 7 North, Range 19 East, Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the most Northerly corner of said Lot 13; thence Southeasterly along the Northeasterly line of Lots 13 and 14, 115.00 feet; thence Southwesterly, parallel to the Southeasterly line of Lot 14, 132.00 feet to the Southwesterly line of Lot 14; thence Northwest along the Southwesterly line of said Lot 14, 17.00 feet; thence Northeast, parallel to the Southeasterly line of said Lot 14, 72.00 feet; thence Northwest, parallel to the Northeasterly line of Lots 13 and 14, 98.00 feet to the Northwesterly line of Lot 13; thence Northeast along the Northwesterly line of said Lot 13, 60.00 feet to the place of beginning. Parcel 2: All that part of Lot 22, Block B, Hemming's Second Addition to the Village of Pewaukee, being a part of the Southeast ¼ of Section 8, and the Southwest ¼ of Section 9, Town 7 North, Range 19 East, Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the Southeasterly corner of Lot 7 in said Block B; thence Southeast along the Northeasterly line of that property conveyed to S.D. Austin, as described in Volume 202 of Deeds on page 323, recorded as Document No. 146658 in the Register of Deeds Office, Waukesha County, 132 feet to a point. Said point being the place of beginning of the property hereinafter conveyed; thence 108 feet along a line, being a projection of the Northeasterly line of the said S.D. Austin's Property Southeasterly to a point; said point being also the Southwest corner of property conveyed to Henry M. Buchanon recorded as Document No. 145311 in said Register of Deeds Office in Volume 202 of Deeds on page 91; thence South 43 degrees 31' West 186 feet to a point on the Northeasterly line of Lot 15 in said block; thence Northwest along the Northeasterly line of Lot 15 and Lot 14 of said Block 108 feet to a point, said point being in the Southeasterly corner of the property hereinbefore described as S.D. Austin's Property; thence Northeasterly along the Southeasterly line of said S.D. Austin's Property; 186 feet to the place of beginning.

PROPERTY ADDRESS: 126 Highland Ave Pewaukee, WI 53072-3402

DATED: July 24, 2020

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

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.