

STATE OF WISCONSIN                      CIRCUIT COURT                      WAUKESHA COUNTY

2019 AUG 19 PM 2:21  
WAUKESHA SHERIFF DEPT  
RECORD DIVISION

U.S. Bank National Association,  
  
Plaintiff,

vs.

Case No. 2018CV002254

Jason W. Kilvinger; Sabrina Kilvinger; Discover Bank; American Express National Bank; Soft Water, Inc.; Focus Credit Union,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 9, 2019, in the amount of \$348,235.65, I will sell at public auction in the main lobby of the Waukesha County Sheriff's Department & Justice Center door No. 8, located at, 515 W. Moreland Blvd., Waukesha, WI 53188, on **October 23, 2019, at 10:00 AM**, all of the following described premises, to wit:

A parcel of land in the Northeast 1/4 of Section 6, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section, running thence South on and along the East line of said 1/4 Section 1298.1 feet to the North line of the Southeast 1/4 of said Northeast 1/4 Section; thence West on and along the North line of said Southeast 1/4 of said Northeast 1/4 Section and the North line of "Lilly Highlands", a plat of record in said 1/4 Section and its extension 1327.50 feet to the Northwest corner of said "Lilly Highlands", said point also being the Northwest corner of the said Southeast 1/4 of said Northeast 1/4 Section; thence South 0 degrees 27' East on and along the West line of said "Lilly Highlands", and the West line of said Southeast 1/4 of said Northeast 1/4 Section 1235.16 feet to a point in the Northerly line of the Wisconsin Electric Power Company's Right-of-Way; thence South 88 degrees 57' West and along said Northerly line of said Wisconsin Electric Power company's Right-of-Way 349.59 feet to a point in the East line of said Wisconsin Electric Power Company's property; thence North 1 degree 02' West and along the East line of the said Wisconsin Electric Power Company's property 1241.73 feet to a point in the East and West 1/8 Section line of said Northeast 1/4 Section; thence East along the said East and West 1/8 Section line 362.20 feet to the point of beginning and reserving herefrom the North 30 feet for public road purposes (West Downie Road). EXCEPTING THEREFROM any part thereof included in the Warranty Deed to the Wisconsin Department of Transportation recorded on April 4, 2006, as Document No. 3375034.

Tax Key No. NBC 1173982  
Address: 20855 West Downie Road, New Berlin, WI 53146

**THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.  
TERMS OF SALE:**

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
  - a. The balance due on the sale;
  - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
  - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at New Berlin, Wisconsin on, 8-19-19

Bass & Moglowsky, S.C.  
Attorneys for Plaintiff

**Eric Severson**  
Sheriff of Waukesha, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.