

WESTBURY BANK,
f/k/a West Bend Savings Bank
Plaintiff,

vs.

DAVID W. DICHARD and JANE DOE,
unknown spouse of David W. Dichard; and
SHARON S. KOPACKA and JOHN DOE,
unknown spouse of Sharon S. Kopacka;
Defendants.

Case No. 13-CV-935
Code No. 30404
Foreclosure of Mortgage
Dollar Amount Greater Than \$5,000.00

WAUKESHA COUNTY CLERK
RECORDS DIVISION
2015 DEC 29 AM 11:31

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 30, 2013, in the amount of \$147,197.29 the Sheriff will sell the described premises at public auction as follows:

TIME: February 10, 2016 at 10:00 o'clock a.m.

TERMS:

1. 10% down in cash or certified funds 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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

PLACE: Lobby of the Waukesha County Sheriff's Justice Center, Door #8, located at 515 West Moreland Blvd., City of Waukesha, Wisconsin.

DESCRIPTION: All that part of the North One-half (1/2) of Section Two (2), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin described as follows, to-wit:

Commencing at a point on the West boundary of Greenfield Avenue of said City at a point that is South 08° 20' East, 170 feet from a stone monument set at the intersection of said West boundary with the South boundary of Arcadian Avenue of said City; and thence South 08° 20' East along said West boundary 50 feet; thence South 80° 20' West and along the North boundary of Gorder's Addition to the City of Waukesha, 155 feet to a concrete monument; thence North 00° 08' West, 50.69 feet; and thence North 80° 20' East, 147.95 feet to the place of beginning.

Together with: An easement for driveway purposes for the passage of man and vehicles over all that part of Lot One (1), Block Lettered "D", Gorder's Addition, described as follows: Commencing at the Northeast corner of Lot 1, Block Lettered "D" of Gorder's Addition, being the point where the North line of said Lot 1, intersects the Westerly line of Greenfield Avenue; thence Southerly along the Westerly line of Greenfield Avenue 4 feet to a point; thence Southwesterly and parallel to the Northerly line of said Lot 1, Block Lettered "D" of Gorder's Addition, 108 feet more or less to a point; thence Northerly 4 feet to the Northerly line of Lot 1, Block Lettered "D" Gorder's Addition; thence Northeasterly on the Northerly line of said Lot 1, Block Lettered "D" Gorder's Addition to the point of beginning, said Lot 1 Block Lettered "D", Gorder's Addition being situated in the City of Waukesha, Waukesha County, Wisconsin. Also all rights to a joint driveway as described in a Agreement by and between Henry M. Cronk and Margaret T. Cronk, his wife, and Martin J. McHalsky and Josephine L. McHalsky, his wife, dated November 5, 1948 and recorded on November 9, 1948 in Volume 479 of Deeds on page 356, as Document No. 320034.

PROPERTY ADDRESS: 840 N. Greenfield Avenue, City of Waukesha.

TAX KEY NO.: WAKC 1301.978

Eric Severson

Eric Severson
Sheriff of Waukesha County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
1414 Underwood Avenue, Suite 403
Wauwatosa, WI 53213
(414) 727-1591

O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.
If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.