

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 6

WAUKESHA COUNTY

IXONIA BANK
f/k/a ISB Community Bank,

Plaintiff,

v.

Case No. 15CV307
Foreclosure: 30404
Replevin: 30304

JOHN L DI FRANCES,
SARAH A DI FRANCES,
JOHN L. DI FRANCES AND
SARAH A DI FRANCES,
TRUSTEES OR SUCCESSOR TRUSTEES
OF THE DI FRANCES FAMILY TRUST DATED
OCTOBER 14, 1993,
DI FRANCES & ASSOCIATES, LLC, and,
WAUKESHA STATE BANK,

Defendants.

2016 JAN 14 PM 12:35
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure and sale entered in the above-entitled action on May 26, 2015, in the amount of \$313,853.62 plus interest thereon upon mortgage executed by John L. Di Frances Or Sarah A. Di Frances, Trustees Or Successor Trustees Of The Di Frances Family Trust dated October 14, 1993, to the plaintiff on November 5, 2009, and recorded on November 19, 2009 in the Waukesha County Register of Deeds Office as Document No. 3706978, and; mortgage executed by John L. Di Frances or Sarah A. Di Frances, Trustee(s) or successor Trustee(s) of the Di Frances Family Trust dated October 14, 1993, to the plaintiff on August 6, 2014, and recorded August 13, 2014 in the Waukesha County Register of Deeds Office as Document No. 4094814, the undersigned Sheriff of Waukesha County, Wisconsin, will sell at public

auction on February 24, 2016 at 10:00 a.m. at the Sheriff's Department Justice Center, 515 W. Moreland Blvd, Waukesha, WI, the real estate and mortgaged premises directed by said judgment to be sold, and therein described as follows:

All that part of the Northwest 1/4 of Section 30, Township 6 North, Range 18 East, Town of Genesee, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Section 30; thence North 89° 30' East, 246.14 feet; thence South 2° 03' West, 619.23 feet to a point on a cul-de-sac; thence 125.75 feet along the arc of said cul-de-sac, radius of 66.00 feet, center of which lies to the Southeast and a chord bearing South 37° 28' West, 107.57 feet; thence South 42° 53' West along the Westerly line of Meadow Lane, 144.02 feet to the P.C. of a curve; thence 215.13 feet along the arc of said curve, radius of 294.53 feet, center of which lies to the Southeast and a chord bearing South 21° 57' 30" West, 210.38 feet to the P.T. of said curve, said point also being a point on the West line of Section 30; thence North 1° 02' East along said West line, 1002.88 feet to the place of beginning.

Located at W339 S4895 Meadow Lane, Dousman, Wisconsin 53118.

Terms of Sale: 10 percent down in cash, cashier's check or certified fund; balance due ten days after confirmation. Purchaser shall pay any unpaid real estate taxes and special assessments.

Dated this 14th day of January, 2016.

Eric Severson

Eric J. Severson, Sheriff
Waukesha County, Wisconsin

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