

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,

CASE NO.: 15-CV-1529
FORECLOSURE CASE CODE-30404

vs.

NOTICE OF SHERIFF'S SALE

THOMAS F. LEFEBVRE, et al.,
Defendants.

WAUKESHA SHERIFF DEPT.
REC'D DIVISION
2016 MAR -4 AM 11:02

By virtue of a Judgment of Foreclosure made in the above entitled action on 10/07/2015, in the amount of \$200,493.08, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard, City of Waukesha, County of WAUKESHA, State of Wisconsin on **4/13/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Twelve (12), in Block Three (3), in Silver Spring Terrace, being a Subdivision of part of the Northwest One-quarter (1/4) of Section Thirty-five (35), in Township Eight (8) North, Range Twenty (20) East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

The above property is located at: W152 N5530 Beaver Drive, Menomonee Falls, WI 53051

Tax Key No.: MNFV 0138 072

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale.

Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 4th day of March, 2016, at Waukesha, Wisconsin.

Eric Severson

Eric J. Severson
SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
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Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.