

U.S. Bank National Association

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 16-CV-00191

Bruce E. Duncan, Tamara L. Duncan a/k/a Tamara Ahmad a/k/a Tamara L. Lum, John Doe Duncan a/k/a Rizwan Ahmad and Tom Holzrichter

Defendants.

2016 AUG 22 PM 12:15  
WAUKESHA SHERIFF DEPT.  
REC'D DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 14, 2016 in the amount of \$163,636.21 the Sheriff will sell the described premises at public auction as follows:

- TIME: October 19, 2016 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: All that part of the Southeast ¼ of Section 8, Town 7 North, Range 19 East, Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at the Southeast corner of said Section 8; thence North along the East line of said Section 562.34 feet; thence South 43° 20' West, 354.42 feet to the place of beginning of the lot hereinafter described; thence continuing South 43° 20' West 80.00 feet; thence North 46° 40' West, 188.46 feet to the centerline of Prospect Avenue in Village of Pewaukee; thence North 43° 20' East along said centerline, 80.00 feet; thence South 46° 40' East 188.46 feet to the place of beginning.
- PROPERTY ADDRESS: 414 Prospect Ave Pewaukee, WI 53072-3422
- DATED: August 18, 2016

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

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

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.