STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

Vs.

ESTATE OF CHRISTOPHER A. NOEGEL, et al.
Defendants

Case No. 16-CV-0734
NOTICE OF SHERIFF'S SALE

2016 SEP 20 AM 11:07
WAUKESHA SHERIFF DEPT
RECORDS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 29, 2016 in the amount of $145,196.26, the Waukesha County Sheriff will sell the premises described below at public auction as follows:

DATE/TIME: November 2, 2016 at 10:00 AM.

TERMS: 1. 10% down in cash, cashier's check or other certified bank 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, encumbrances, and *payment of applicable transfer taxes by purchaser*(s) upon confirmation of sale.

PLACE: In the Lobby of the Waukesha County Sheriff's Department Justice Center, located at 515 West Moreland Boulevard, Waukesha, Wisconsin.

PROPERTY DESCRIPTION:
The land referred to herein below is situated in the county of WAUKESHA, State of WI and is described as follows:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF HARTLAND, WAUKESHA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED INST # 3614327, ID# MRTT-0341993, BEING KNOWN AND DESIGNATED AS

PARCEL 1:
ALL THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A MEANDER STONE OF THE EAST LINE OF SAID SECTION FOURTEEN (14) AND THE SOUTH SHORE OF LAKE KEESUS; THENCE SOUTH ALONG SAID SECTION LINE, 535.5 FEET TO THE SOUTHWEST CORNER OF HALL'S ROAD AND MAQUARDI'S ROAD; THENCE SOUTH 88 DEG. 44' WEST ALONG THE SOUTH LINE OF MARQUARDI'S ROAD 80.00 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUING SOUTH 88 DEG. 44' WEST ALONG SAID ROAD LINE, 80.00 FEET; THENCE SOUTH 1 DEG. 16' EAST, 125.00 FEET; THENCE NORTH 88 DEG. 44' EAT 80.00 FEET; THENCE NORTH 1 DEG. 16' WEST 125.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:
ALL THAT PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN

Cummisford, Acevedo & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

OF MERTON WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A MEANDER STONE SET OF THE SOUTHERLY SHORE OF LAKE KEESUS AND RUNNING THENCE DUE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼) 535.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH ON SAID LINE AND ALONG THE WEST LINE OF HALL'S POINT ROAD 125.03 FEET TO A POINT; THENCE SOUTH 88 DEG. 44 MINUTES WEST 77.24 FEET TO A POINT; THENCE NORTH 01 DEGREES 16 MINUTES WEST 125.00 FEET TO A POINT ON THE SOUTH LINE OF A PUBLIC ROAD; THENCE NORTH 88 DEG. 44' EAST ALONG SAID LINE 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL III
ALL THAT PART OF THE EAST ONE-HALF (E ½) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A MEANDER STONE ON THE EAST LINE OF SAID SECTION FOURTEEN (14) AND THE SOUTH SHORE OF LAKE KEESUS; THENCE SOUTH ALONG SAID SECTION LINE, 535.5 FEET TO THE SOUTHWEST CORNER OF HALL'S ROAD AND MARQUARDI'S ROAD, THENCE SOUTH 88 DEG. 44' WEST ALONG THE SOUTH LINE OF MARQUARDI'S ROAD, 160.0 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUING SOUTH 88 DEG. 44' WEST ALONG SAID ROAD LINE, 80.0 FEET; THENCE SOUTH 1 DEG. 16' EAST. 125.0 FEET; THENCE NORTH 88 DEG. 44' EAST, 80.0 FEET; THENCE NORTH 1 DEG. 16' WEST, 125.0 FEET TO THE POINT OF BEGINNING.

ADDRESS: N78W29049 Flynn Road, Hartland, WI 53029

TAX KEY NO: MRTT 0341-993

Cummisford, Acevedo & Associates, LLC
Attorney for Plaintiff
Mark R. Cummisford, State Bar # 1034906
7071 South 13th Street, Suite #100
Oak Creek, WI 53154
414-761-1700

Dated this 22nd Day of September 2016

Eric Severson

Eric Severson, Waukesha County Sheriff

2016 SEP 22 AM 11:07
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

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