

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

WAUKESHA COUNTY

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ASSOCIATED BANK, N.A.

Plaintiff,

vs.

Case No. 15-CV-59  
Branch No. 8  
Foreclosure of mortgage/30404

ESTATE OF JAMES HEUTER;

Defendants.  
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NOTICE OF REAL ESTATE FORECLOSURE SALE  
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PLEASE TAKE NOTICE that, by virtue of a Judgment of Foreclosure entered in the above-entitled action on April 10, 2015, in the amount of \$184,211.01, the undersigned Sheriff will sell at public auction in the main lobby of the Waukesha County Sheriff's Department Justice Building, Door 8, 515 West Moreland Boulevard, Waukesha, Wisconsin, on November 04, 2015, at 10:00 a.m., the following real estate and mortgaged premises directed by said Judgment to be sold, to-wit:

Legal description: See attached

Address of property: W319 S1234 State Road 83, Delafield, WI 53018-3446

Terms of Sale: 10% down in cash or certified funds (no personal checks) at sale, the balance due within 10 days of confirmation. Buyer to pay applicable Wisconsin Real Estate Transfer Tax upon confirmation of the Court. Said real estate is sold as is and subject to all liens and encumbrances.

Dated: 10/2/15

**Eric Severson**

Eric J. Severson  
Waukesha County Sheriff

STUPAR, SCHUSTER & BARTELL, S.C.

By: Jeffrey S. Schuster

Attorneys for Plaintiff

633 West Wisconsin Avenue, Suite 1800

Milwaukee, WI 53203

(414) 271-8833

2015 OCT -2 PM 1:19  
WAUKESHA SHERIFF DEPT.  
REGISTRATION DIVISION

Heuter  
150V59

That part of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of Lot 34 of the Hills of Delafield, a recorded Subdivision, said point being on the Easterly right of way line of S.T.H. "83", lying 60 feet Easterly of as measured at right angles to the center line of said highway: thence along said Easterly right of way line on the following described courses:

North 15° 40' 24" East, 240.19 feet to a point of curvature; thence 200.87 feet along the arc of a curve to the right and with a radius of 1000.00 feet, whose chord bears North 21° 25' 40" East, 200.53 feet to a point of tangency; thence North 27° 10' 56" East, 81.62 feet to a point being at the Southwesterly corner of Lot 32 of The Hills of Delafield, and terminus of said Easterly right of way line; thence South 53° 32' 03" East, along the Southerly line of said Lot 32, 360.19 feet to a point being at the Northwesterly corner of Outlot 3 of said Subdivision; thence South 19° 57' 57" West, along the Westerly line of said Outlot 3, 255.00 feet to a point being on the Northerly line of Lot 33 of said Subdivision; thence South 84° 27' 57" West, along the Northerly line of said Lots 33 and 34, 380.10 feet to the place of beginning.

Excepting therefrom premises conveyed to State of Wisconsin in Award of Damages recorded December 5, 2012 as Document No. 3972012.

Said premises were formerly described as follows:

That part of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 33; thence East along the South line of Section 33, 195 feet to the center line of State Trunk Highway "83"; thence North 15° 30' East along the center line of said S.T.H. "83", 480 feet; thence North 84° East, 64.49 feet to the point of beginning of the lands herein to be described; thence continuing North 84° East, 376 feet; thence North 19° 30' East, 255 feet; thence North 54° West, 353.95 feet to a point, 60 feet Southeasterly of (measured at right angles to) the center line of S.T.H. "83"; thence South 19° 30' West, 517.40 feet to the point of beginning.

Excepting that part conveyed to the State of Wisconsin Department of Transportation in Warranty Deed, recorded as Document No. 1471764.

**FOR INFORMATIONAL PURPOSES ONLY:**

Tax Key No. DELT 0851-996

Property Address: W391S1234 State Road 83, Delafield, WI 53018

2015 OCT -2 PM 1:19  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION