STATE OF WISCONSIN | CIRCUIT COURT | WAUKESHA COUNTY

TCF NATIONAL BANK,

Plaintiff,

vs.

GUILLERMO GUTIERREZ and JODI GUTIERREZ
husband and wife and PORTFOLIO RECOVERY ASSOCIATES, LLC
successor in Interest to GE Capital Retail Bank

Defendants.

Case No. 15-CV-511
Code No. 30404
Foreclosure of Mortgage
Dollar Amount Greater Than $10,000.00

2015 OCT 29 PM 12: 28
WAUKESHA COUNTY CLERK OF CIRCUIT COURT

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 10, 2015, in the amount of $249,998.24, the Sheriff will sell the described premises at public auction as follows:

TIME: December 16, 2015 at 10:00 o'clock a.m.

TERMS: 1. 10% down in cash or certified 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 and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

PLACE: Lobby of the Waukesha County Sheriff's Justice Center, Door #8, located at 515 West Moreland Blvd., City of Waukesha, Wisconsin.

DESCRIPTION: Lot Three (3) in Block Four (4) of the unrecorded Plat of Acredale, a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1590 feet South of and 670 feet East of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 335 feet to a point; thence South 0° 26' 30" West and parallel to the West line of said 1/4 Section 130 feet to a point; thence West 335 feet to a point; thence North 0° 26' 30" East 130 feet to the place of beginning, the West 30 feet of said parcel being reserved for highway purposes; and Lot Eighteen (18) in Block Four (4) of the Unrecorded Plat of Acredale; a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1004.97 feet East of and 942.37 feet North of the Southwest corner of said 1/4 Section; thence North 0° 26' 30" East and parallel to the West line of said 1/4 Section 130 feet to a point; thence East and parallel to the North line of said 1/4 Section 329.24 feet to a point; thence South 0° 43' West, 130 feet to a point; thence West 328.61 feet to the place of beginning, the East 30 feet of said parcel being reserved for highway purposes. Lot Nineteen (19) in Block Four (4) of the Unrecorded Plat of Acredale, a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1004.97 feet East of and 1072.37 feet North of the Southwest corner of said 1/4 Section; thence North 0° 26' 30" East and parallel to the West line of said 1/4 Section 130 feet to a point; thence East and parallel to the North line of said 1/4 Section 329.86 feet to a point; thence South 0° 43' West 130 feet to a point; thence West 329.24 feet to the place of beginning, the East 30 feet of said parcel being reserved for highway purposes. Lot Twenty (20) in Block Four (4) of the Unrecorded Plat of Acredale; a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1005 feet East of and 1330 feet South of the Northwest corner of said 1/4 Section; thence

East and parallel to the North line of said 1/4 Section 330.49 feet to a point; thence South 0° 43' West, 130 feet to a point; thence West 329.86 feet to a point; thence North 0°26' 30" East and parallel to the West line of said 1/4 Section, 130 feet to the place of beginning, the North 30 feet of said parcel and the East 30 feet of said parcel being reserved for highway purposes. Lot One (1) in Block Four (4) of the Unrecorded Plat of Acredale; a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1330 feet South of and 670 feet East of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 335 feet to a point; thence South 0° 26' 30" West and parallel to the West line of said 1/4 Section 130 feet to a point; thence West 335 feet to a point; thence North 0° 26' 30" East 130 feet to the place of beginning, the North 30 feet of said parcel and the West 30 feet of said parcel being reserved for highway purposes. Lot Two (2) in Block Four (4) of the Unrecorded Plat of Acredale; a piece of land in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point which is 1460 feet South of and 670 feet East of the Northwest corner of said 1/4 Section, thence East and parallel to the North line of said 1/4 Section 335 feet to a point; thence South 0° 26' 30" West and parallel to the West line of said 1/4 Section 130 feet to a point; thence West 335 feet to a point; thence North 0° 26' 30" East 130 feet to the place of beginning, the West 30 feet of said parcel being reserved for highway purposes.

PROPERTY ADDRESS: 15205 West Dakota Street, City of New Berlin

TAX KEY NO.: NBC 1195.942 and NBC 1195.943

Eric Severson

Eric Severson
Sheriff of Waukesha County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
1414 Underwood Avenue, Suite 403
Wauwatosa, WI 53213
(414) 727-1591

O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

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AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

Terri A. Graham, Paralegal, at O'Dess and Associates, S.C., being first duly sworn on oath, says that on the 21 day of October 2015, she mailed, properly enclosed in a postpaid envelope a copy of the Notice of Foreclosure Sale in the above entitled action, addressed to the following named persons at the proper post office addresses set forth:

GUILLERMO GUTIERREZ and JODI GUTIERREZ
husband and wife
15205 West Dakota
New Berlin, WI 53151

PORTFOLIO RECOVERY ASSOCIATES, LLC
successor in Interest to GE Capital Retail Bank
c/o Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE, 19808

Terri A. Graham

Subscribed and sworn to before me
this 21 day of October 2015.

NOTARY PUBLIC M. ABIGAIL O'DESS STATE OF WISCONSIN

M. Abigail O'Dess
Notary Public, State of Wisconsin
My Commission is Permanent.