STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

NORTH SHORE COMMUNITY BANK & TRUST COMPANY,

Plaintiff,

v.

WAUKESHA LNR, LLC; et al.

Defendants.

Case No. 14-CV-351

Class 30404

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE, that by virtue of an Order for Judgment and Judgment entered March 3, 2015, the undersigned Sheriff of Waukesha County, Wisconsin will sell at public auction, in the Lobby of the Sheriff's Department Justice Center, 515 W. Moreland Blvd., Waukesha, Wisconsin, on **Wednesday, September 16, 2015 at 10:00 o'clock A.M.** the forenoon of that day, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

PARCEL 1:

All that part of the Southwest One-quarter (1/4) of Section Nine (9), and the Southeast One-quarter (1/4) of Section Eight (8), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of said Southeast Onequarter (1/4) of Section Eight (8), thence due North 153.02 feet to the place of beginning of the land to be described; thence North 56° 11' 57" East 29.89 feet; thence North 22° 19' 00" East 198.74 feet; thence North 23° 54' 00" East 260.33 feet; thence South 85° 41' 32" West 20.97 feet; thence South 23° 40' 58"West along westerly right of way line of West St. Paul Avenue (City Trunk Highway "X") 0.36 feet; thence South 88° 39' 33" West along the South line of Certified Survey Map No. 9343 184.77 feet; thence

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RECORD DIVISION

due North 174.67 feet; thence South 88° 49' 42" West, 815.00 feet; thence South 1° 10' 18" East 433.16 feet; thence North 88° 49' 42" East 306.08 feet; thence South 1° 10' 18" East 223.70 feet; thence North 88° 49' 42" East 418.32 feet; thence North 56° 11' 57" East 92.84 feet to the place of beginning. Excepting that part conveyed in Document No. 3614343

PARCEL 2:

All that part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Eight (8), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast Onequarter (1/4) of Section Eight (8); thence South 88° 49' 42" West along the South line of said Southeast One-quarter (1/4) 996.79; thence due North 358.51 feet to the point of beginning of the lands herein to be described; thence due North 401.49 feet; thence North 88° 49' 42" East, 181.79 feet; thence South 1° 10' 18" East 433.16 feet; thence South 88° 49' 42" West 93.92 feet; thence North 1° 10' 18"West 31.75 feet; thence South 88° 49' 42"West 96.08 feet to the place of beginning.

PARCEL 3:

A non-exclusive easement for ingress and egress as reserved in a Warranty Deed, recorded on March 16, 1990 in Reel 1185, Image 750, as Document No. 1582182, and described a follows: All that part of the Southeast Onequarter (1/4) of the Southeast Onequarter (1/4) of Section Eight (8), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast Onequarter (1/4) of Section Eight (8); thence South 88°49'42" West along the South line of said Southeast One-quarter (1/4) 895.49 feet; thence due North 103.01 feet to the point of beginning of the lands herein to be described; thence South 88°49'42" West 45.00 feet; thence North 1°10'18" West 221.75 feet; thence North 28°20'15" East 38.72 feet; thence North 88°49'42" East 25.93 feet; thence South 1°10'18" East 255.45 feet to the place of beginning. More commonly known as:

2300 West St. Paul Avenue (Parcel 1)
Vacant land on West Sunset Drive (Parcel 2)
Tax Key Nos.:
WAKC 1328 999 001 (Parcel 1)
WAKC 1328-999-002 (Parcel 2)

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TERMS OF SALE: Cash (10%) down payment at sale, balance within ten (10) days of Court approval.

Dated this 30th day of July, 2015.

Eric Severson

Eric J. Severson
Waukesha County Sheriff

THIS DOCUMENT DRAFTED BY:
Jeffrey E. Altshul
Carlson Dash, LLC
10411 Corporate Drive
Suite 100
Pleasant Prairie, WI 53158

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