STATE OF WISCONSIN | CIRCUIT COURT CIVIL DIVISION | WAUKESHA COUNTY

U.S. BANK NATIONAL ASSOCIATION, ND

Plaintiff

Vs.

SCOTT A. PURPUS; JENNIFER L. PURPUS A/K/A JENNIFER LYNN PURPUS; U.S. BANK NATIONAL ASSOCIATION, N.D.; LANDMARK CREDIT UNION;

Defendants

NOTICE OF SHERIFF'S SALE

Case No. 11 CV 00984

Case Code No. 30404

2013 JUN 27 PM 12:39
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 20, 2012, in the amount of $395,577.09, the Sheriff will sell the described premises at public auction as follows:

TIME: **August 14, 2013 at 10:00 am**

TERMS: 1. 10% down in cash or money order 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 from the proceeds of the sale upon confirmation of the court.

PLACE: MAIN LOBBY OF SHERIFF'S DEPT./ JUSTICE CENTER, DOOR #8, 515 MORELAND BLVD., WAUKESHA, WI 53186

Property description:

PARCEL 1:
THAT PART OF THE SOUTHWEST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-FIVE (25), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, AND THE CENTERLINE OF ELM GROVE-NEW BERLIN ROAD, SAID POINT BEING 2270.28 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION TWENTY-FIVE (25); THENCE SOUTH 22 DEGREES 15' EAST ALONG THE CENTERLINE OF SAID ROAD, 84.80 FEET TO A POINT, WHICH IS THE PLACE OF BEGINNING OF THE PARCEL TO BE HEREBY CONVEYED; THENCE CONTINUING SOUTH 22 DEGREES 15' EAST ALONG THE CENTERLINE OF SAID ELM GROVE- NEW BERLIN ROAD 15 FEET TO A POINT, PRESENTLY INDICATED BY AN IRON PIN AND BEING AT THE EXTREME SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF

Purpus
11CV00987.

LAND DESCRIBED IN WARRANTY DEED FROM HENDRICK GREGG AND CLARISSA GREGG, HIS WIFE, TO MICHAEL SCHMIDLING, DATED JUNE 16, 1880 RECORDED ON JUNE 17, 1880 IN VOLUME 56, PAGE 5; THENCE NORTH 55 DEGREES 38' EAST 318.04 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF THE OLD RIGHT OF WAY OF THE C.M. & ST. P. RY; THENCE SOUTH 58 DEGREES 18' WEST 315.23 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, CONTAINING 0.054 ACRES COMPRISING A TRIANGULAR PIECE OF LAND OFF THE EXTREME SOUTHEASTERLY SIDE OF THE SO-CALLED SCHMIDLING TRACT HAVING A FRONTAGE OF 15 FEET ON THE ELM GROVE-NEW BERLIN ROAD AND RUNNING TO A POINT ON THE WESTERLY LINE OF THE ABANDONED RIGHT OF WAY.

PARCEL 2:
ALL THAT PART OF SECTION TWENTY-FIVE (25), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: COMMENCING TO A POINT ON THE CENTERLINE OF ELM GROVE ROAD WHICH IS 787.20 FEET NORTH 10 DEGREES 5' WEST OF THE INTERSECTION OF THE CENTERLINES OF THE ELM GOVE ROAD AND BLUE MOUND ROAD; RUNNING THENCE NORTH 70 DEGREES 11' 27" EAST 366.28 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE ABANDONED RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD; THENCE NORTH 47 DEGREES 37'21" WEST ALONG SAID RIGHT OF WAY 82 FEET TO A POINT; THENCE SOUTH 67 DEGREES 55'14" WEST 318.04 FEET TO THE CENTERLINE OF THE ELM GROVE ROAD; THENCE SOUTH 10 DEGREES 5' EAST 60.80 FEET TO THE PLACE OF BEGINNING.

Tax Key No.: EGV 1106.960

Property Address: 700 ELM GROVE ROAD, ELM GROVE, WISCONSIN 53122

Adam C. Lueck
State Bar No. 1081386
Attorney for Plaintiff
230 W. Monroe St., Suite 1125
Chicago, IL 60606
Phone: 312-541-9710

Dated this 27th day of June, 2013

Daniel J. Trawicki
DANIEL J. TRAWICKI
WAUKESHA COUNTY SHERIFF

Johnson, Blumberg & 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.

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