

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

Case No. 11 CV 00010

Vs.

NOTICE OF SHERIFF'S SALE

GUSTAVO ROMAN, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 12, 2011 in the amount of \$336,063.68, the Walworth County Sheriff will sell the premises described below at public auction as follows:

DATE/TIME: March 8, 2012 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, encumbrances, and payment of applicable transfer taxes.

PLACE: In the Lobby of the Walworth County Law Enforcement Center, located at 1770 County Trunk NN, Elkhorn, Wisconsin 53121.

PROPERTY

DESCRIPTION: Lot 1 of Certified Survey Map No. 3640, recorded in the Walworth County Register of Deeds Office on December 4, 2003, in Volume 21 of Certified Surveys on Page 293, as Document No. 586128, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 2 North, Range 18 East, in the Township of Lyons, Walworth County, Wisconsin and being more particularly described as follows: Commence at the South 1/4 corner of said Section 1; thence North 01 deg. 16' 27" West along the West line of said Southeast 1/4 of Section 1312.97 feet to a point on the South line of an abandoned railroad; thence North 77 deg. 13' 48" East along said South line 1338.09 feet to the place of beginning of this description; thence continue North 77 deg. 13' 28" East along said South line 491.05 feet to a point of curvature; thence Northeasterly 356.94 feet along the arc of said curve, being a curve to the left having a radius of 4401.60 feet, a central angle of 04 deg. 38' 47" and whose long chord bears North 74 deg. 54' 05" East 356.84 feet to a point in the center line of Spring Valley Road; thence South 21 deg. 29' 14" West along said center line 488.38 feet; thence South 89 deg. 04' 36" West 639.56 feet; thence North 01 deg. 05' 58" West 263.25 feet to the place of beginning. Dedicating the Easterly 33 feet thereof for Public Road purposes. Except those lands conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded September 28, 2006, as Document No. 689479. Said land being in the Town of Lyons, County of Walworth, and State of Wisconsin.

ADDRESS: 1270 Spring Valley Road, Burlington, WI 53105

TAX KEY NO: NA364000001

Cummisford, Acevedo & Associates, LLC
Attorney for Plaintiff
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6508 South 27th Street, Suite #6
Oak Creek, WI 53154
414-761-1700

Dated this 24th day of January 2012.

David Graves, Walworth County Sheriff

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.