

U.S. BANK NATIONAL ASSOCIATION,  
N.D.

Plaintiff

**NOTICE OF SHERIFF'S  
SALE**

Case No. 11 CV 00800

Vs.

Case Code No. 30404

JEFFREY T. RICHTER; KATHLEEN J.  
RICHTER;

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 22, 2011, in the amount of \$351,550.85, the Sheriff will sell the described premises at public auction as follows:

**TIME:** March 29, 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 and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

**PLACE:** WALWORTH COUNTY SHERIFF'S DEPARTMENT, LAW  
ENFORCEMENT CENTER 1770 COUNTY ROAD NN, ELKHORN, WI  
53121

**Property description:**

**PARCEL 1:**

LOT 2 OF CERTIFIED SURVEY MAP NO. 2682, RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY ON FEBRUARY 2, 1999, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGE 290, AS DOCUMENT NO. 323052, BEING A RE-SUBDIVISION OF LOT 3, CERTIFIED SURVEY MAP NO. 1279, BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 16 EAST, IN THE TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY EASEMENT AND AGREEMENT FROM RICHARD C. LOMBARD AND GEORGIANNA M. LOMBARD, HUSBAND AND WIFE TO DONALD J. VANACKER, DATED OCTOBER 13, 1998 AND RECORDED ON DECEMBER 15, 1998, IN VOLUME 659, PAGE 9186, AS DOCUMENT NO. 401728, FOR INGRESS AND EGRESS.

**Tax Key No.:** HA268200002

**Property Address:** W5494 WHITETAIL TRAIL, WHITEWATER, WISCONSIN 53190

Gunar J. Blumberg  
State Bar No. 1028987  
Attorney for Plaintiff  
230 W. Monroe, Ste. 1125  
Chicago, IL 60606  
Phone: 312-541-9710

Dated this 10<sup>th</sup> day of February, 2012

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DAVID GRAVES  
WALWORTH COUNTY SHERIFF