

LANDMARK CREDIT UNION;

Plaintiff,

vs.

Case No. 13-CV-645

Code No. 30404

Foreclosure of Mortgage

Dollar Amount Greater Than \$5,000.00

JOSEPH T. KOPIETZ and JANE DOE,
unknown spouse of JOSEPH T. KOPIETZ
and MELISSA A. KOPIETZ and JOHN DOE,
unknown spouse of MELISSA A. KOPIETZ
Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 21, 2014, in the amount of \$123,832.64 the Sheriff will sell the described premises at public auction as follows:

TIME: August 27, 2014 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 upon confirmation of sale.

PLACE: Lobby of Jefferson County Sheriff's Department, located at 411 South Center Avenue, Jefferson, Wisconsin.

DESCRIPTION: Parcel A:
Lot 3 in Trachte's Pioneer Plat in the East 1/2 of the Southeast 1/4 of Section 12, Township 7 North, Range 14 East, in the Village of Johnson Creek, Jefferson County, Wisconsin.

Parcel B:
A part of the East 1/2 of the Southeast 1/4 of Section 12, Township 7 North, Range 14 East, in the Village of Johnson Creek, Jefferson County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Southwest corner of Lot 3 in Trachte's Pioneer Plat; thence North 87° 45' West

a distance of 15 feet; thence North 02° 15' East a distance of 66 feet to the Southwest corner of Lot 4 in said Trachte's Pioneer Plat; thence South 87° 45' East along the South line of said Lot 4 a distance of 15 feet to the Northwest corner of said Lot 3; thence South 02° 15' West a distance of 66 feet to the place of beginning.

PROPERTY ADDRESS: 404 Union Street, Village of Johnson Creek.

TAX KEY NO.: 141-0714-1244-004

Paul Milbrath

Paul Milbrath
Sheriff of Jefferson 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.

I hereby certify that on 7/7/14
I served an exact copy of the within document on the
following named persons at their last known addresses by
mail pursuant to Sec. 801.14 (2), Wis. Stats.

O'DESS AND ASSOCIATES, S.C.

By: _____
Persons Served:

Joseph T. Kopietz

Melissa A. Kopietz