

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Plaintiff,

vs.

NOTICE OF FORECLOSURE  
SALE

John E. Raudenbush, Denise M. Raudenbush and State of Wisconsin,  
Department of Revenue

Case No. 16-CV-00103

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 5, 2016 in the amount of \$267,941.29 the Sheriff will sell the described premises at public auction as follows:

TIME: April 20, 2017 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff. The down payment must be made in cash or certified funds payable to Walworth County Clerk of Court (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the lobby of the new Walworth County Law Enforcement Center, City of Elkhorn, 1770 County Hwy NN *Town of Darien*

DESCRIPTION: See Attached Legal Description

PROPERTY ADDRESS: N2599 County Road C Darien, WI 53114-1437

DATED: February 17, 2017

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404  
Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

Parcel I: A parcel of land located in the Southwest One-quarter (1/4) of Section Thirty-Three (33), Township Two (2) North, Range Fifteen (15) East, **Town of Darien**, Walworth County, Wisconsin described as follows, to-wit: Commencing at the Northeast corner of said Southwest 1/4; thence South 88° 35' West along the North line of said Southwest 1/4, 55.00 feet; thence South parallel with the East line of said Southwest 1/4, 1299.24 feet to the place of beginning; thence South 85° 43' West 232.08 feet; thence South 83° 47' West 188.65 feet; thence South 88° 35' West 587.73 feet; thence South 1° 25' East 222.68 feet to the Northerly line of the Right-of-Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Co.; thence Easterly along the Northerly line of said right-of-way 962.61 feet to a point located 100.00 feet West of the East line of said Southwest 1/4; thence North 69.75 feet; thence East 45.00 feet; thence North 131.76 feet to the place of beginning, excepting the following described real estate. A parcel of land located in the Southwest One-quarter (1/4) of Section thirty-three (33), Township Two (2) North, Range Fifteen (15) East, Walworth County, Wisconsin, described as follows, to-wit: Beginning at the Southeast corner of Lot 2 of Certified Survey Number 407, recorded in Volume 2 of Certified Surveys on Page 204; thence South 85° 43' West along the South line of said Lot 2, 232.08 feet; thence South 83° 47' West along the South of said Lot 2, 42.60 feet; thence South 15.00 feet; thence Easterly to a point on the West line of County Trunk Highway "C" located 15.00 feet South of the place of beginning; thence North 15.00 feet to the place of beginning.

Parcel II: A parcel of land located in the Southwest One-quarter (1/4) of Section Thirty-Three (33), Township Two (2) North, Range Fifteen (15) East, **Town of Darien**, Walworth County, Wisconsin described as follows, to-wit: Commencing at the Northeast corner of said Southwest 1/4; thence South 88° 35' West along the North line of said Southwest 1/4, 55.00 feet; thence South parallel with the East line of said Southwest 1/4 1299.24 feet; thence South 85° 43' West 232.08 feet; thence South 83° 47' West 188.65 feet; thence South 88° 35' West 587.73 feet; to the place of beginning; thence West to a point 33 feet East of the West One-eighth Section line running through the Southwest 1/4 of said Section 33; thence South parallel to the last described One-eighth Section line to a point on the Northerly right-of-way line of Chicago, Milwaukee, St. Paul and Pacific R.R. Company, which said last described point is 33 feet East of the One-eighth Section line aforesaid; thence Northeasterly along the said railroad right-of-way line to a point which is approximately 1062.61 feet Westerly of the intersection of the railroad right-of-way line aforesaid with County Trunk Highway "C" (South 1/4 Section line of Section 33), said point also being the Southwest corner of lands conveyed by Woods to Hickey in Warranty Deed recorded as Document No. 600663 in Volume 660 of Deeds on Page 359 of Walworth County Records; thence North 1° 25' West 222.68 feet to the point or place of beginning.