

## Borski, Jennifer - DNR

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**From:** Freeman Legals <freemanlegals@conley.net.com>  
**Sent:** Monday, October 2, 2023 8:24 AM  
**To:** Irland, Jody A - DNR  
**Subject:** Affidavit & E-Tear Fidelity Vapor  
**Attachments:** Aff WI DNR Fidelity Vapor.pdf; WaukeshaFreeman\_20230922\_B06.pdf

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Jody –

Attached is the subject affidavit and e-tear page from the 9/22 Waukesha Freeman where your ad was published for the third time.

### Alane Arneman

Multi Media Account Executive / Legals

262-306-5028

[aarneman@conley.net.com](mailto:aarneman@conley.net.com)

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# AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

## PROOF OF PUBLICATION

Telephone Number: 608-982-1780

ACCT Number: 641305

Invoice # 107716002

Account Name: WIDNR

Address: 101 S. Webster St. RR/5  
Madison, WI 53707

Conley Media LLC  
PO BOX 3001  
Beaver Dam WI 53916  
262-306-5000

IN THE MATTER OF: Fidelity Vapor

AD Number: 107716002

AD Cost: 124.60

I, Martha Moore, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

9/8/23;9/15/23;9/22/23

Signed: \_\_\_\_\_

*Martha Moore*

Martha Moore, Billing Coordinator

STATE OF WISCONSIN      SS.  
WAUKESHA COUNTY

Personally came before me, this date of September 22, 2023  
the above named Martha Moore to me known to be the person who executed  
the foregoing instrument and acknowledged the same.

Signed: \_\_\_\_\_

*Nancy Bellin*

Nancy Bellin

Notary Public, Wisconsin

My Commission expires: 10/16/26





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Sept. 23, 9a-2p  
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# Southeast Wisconsin PUBLIC NOTICES

For assistance contact us at 262-306-5028 or freemanlegals@conley.net.com

**2005 Legal Notices**

Case No. 23CV1087  
**STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY  
Amended Notice and  
Order for Name  
Change Hearing**

In the matter of the name change of:  
Jennifer Bognar Zierer  
By: Jennifer Bognar Zierer, Petitioner

**NOTICE IS GIVEN:**  
A petition was filed asking to change the name of the person listed above.  
From: Jennifer Bognar Zierer  
To: Jennifer Margaret Bognar  
Birth Certificate: Jennifer Margaret Bognar  
**IT IS ORDERED:**  
This petition will be heard in the Circuit Court of Waukesha County, State of Wisconsin:  
Judge Michael J. Aprahamian  
Waukesha County Courthouse RM C-278  
515 W Moreland Blvd Waukesha, WI 53188  
Date: October 16, 2023  
Time: 9:30 am  
If you require reasonable accommodations due to a disability to participate in the court process, please call 262-548-7481 prior to the scheduled court date.  
Please note that the court does not provide transportation.

**BY THE COURT:**  
Michael J. Aprahamian  
Circuit Court Judge  
August 23, 2023  
Publish: Sept. 15, 22, 29  
WNAXLP

At the September 19, 2023, Common Council Meeting, the following ordinance was approved:  
An Ordinance Amending Section 16.09 of Waukesha Municipal Code, Regarding Certificates of Occupancy. To view the ordinance in its entirety, please visit:  
<https://www.waukeshawisconsin.gov/government/departments/recentlypassedordinances.php>  
City of Waukesha Clerk/Treasurer Office  
201 Delafield Street Waukesha, WI 53188  
(262) 524-3550  
Publish: 9/22  
WNAXLP

Case No. 23SC2913  
**STATE OF WISCONSIN  
CIRCUIT COURT CIVIL  
DIVISION SMALL**

**2005 Legal Notices**

**CLAIMS WAUKESHA COUNTY AMENDED SMALL CLAIMS SUMMONS**

Valerian L. Blue  
4813 Vista Park Ct., #2  
Nashotah, WI 53058  
You are being sued by Waukesha Surgical Specialists, S.C., in the Small Claims Court for Waukesha County, Wisconsin, at the Waukesha County Courthouse, Room 167, 515 W. Moreland Blvd., Waukesha, Wisconsin, 53188. A hearing will be held at 1:00 o'clock P.M. on October 9, 2023.  
If you do not appear, a judgment may be given to the person suing you. (A copy of the claim has been mailed to you at the address above).  
Dated this 18th day of September, 2023.  
**STEVEN L. STOLPER**  
Plaintiff's Attorney  
7845 N. Mayfair Road  
Suite 210  
Milwaukee, WI 53226  
(414) 270-0505  
State Bar No. 1016512  
Publish 9/22  
WNAXLP

**CITY OF MUSKEGO  
Notice of Newly  
Enacted Ordinances**

Please take notice that the Common Council enacted the following ordinance on September 19, 2023 as follows:  
Ordinance #1493 - An Ordinance to Repeal and Re-create Chapter 386 of the Municipal Code of the City of Muskego (Floodplain Zoning). The Ordinance reflects the new floodplain maps and new Flood Insurance Study documents that were released by the Wisconsin DNR and FEMA.  
The full text of the above ordinances may be obtained from the City of Muskego Clerk's Office, W182 S8200 Racine Avenue, Muskego, WI 53150 during normal business hours. Phone Number: 262-679-5625  
Publish 9/22  
WNAXLP

**City of Waukesha  
Meeting Agenda  
Board of Zoning  
Appeals**

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

**2005 Legal Notices**

Council Chambers, City Hall  
4:00 PM  
Monday, October 2, 2023

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes

**ID#237713** Minutes of September 11, 2023

5. New Business

**ID#23-7365** The APPEAL of Amber Kohnke for dimensional variances from Section 22.58(2)(a)(1) and Section 22.53(13)(a) of the zoning code. If granted, the variance will allow a new garage to be built with a setback of 4 feet from the lot line at 914 N. Greenfield Ave. when the nearest point of any accessory building shall be located so that the foundation is not closer than 5 feet to a lot line, and will allow a driveway to be built with no setback from the lot line, when the driveway setback shall be no less than 7% of the lot width, or 3.5 feet.

**ID#23-7711** The APPEAL of Jeremy Eger for a dimensional variance from Section 22.58(1)(b) of the zoning code. If granted, the variance will allow construction of a new garden shed in a street yard at 2304 Judith Ln. when accessory structures shall be permitted in the rear yard only, not in a street yard or side yard.

6. Adjournment  
Publish 9/22  
WNAXLP

Our Files: LWA2368, LWB2368, LWC2368  
Case No. 23SC2649  
**STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY**

**MIDLAND CREDIT MANAGEMENT, INC**  
Plaintiff,  
vs.  
**DEMETRI A BEEKMAN**  
Defendant.  
**PUBLICATIN SUMMONS**  
TO: DEMETRI A BEEKMAN  
W159N4849 GRAYS-LAND DR  
MENDOMONE FALLS WI 53051-7532  
You are being sued by: MIDLAND CREDIT MANAGEMENT, INC in the Small Claims Court of Waukesha County, lo-

**2005 Legal Notices**

cated at 515 W MORELAND BLVD WAUKESHA WI 53188.

A hearing will be held at 1:00 p.m. on Oct 9, 2023.

If you do not appear, a judgment may be given to the party suing you. A copy of this amended summons along with the summons & complaint is being mailed to you.

Dated at Milwaukee, Wisconsin this September 12, 2023.  
**KOHN LAW FIRM S.C.**  
ELECTRONICALLY SIGNED BY:  
S/DANIEL E. KELLUM  
Plaintiff's Attorney  
State Bar No. 1094987  
735 N. Water St., Suite 1300 Milwaukee, WI 53202  
(414) 276-0435  
Publish 9/22  
WNAXLP

**SCHOOL DISTRICT OF NEW BERLIN  
NOTICE OF ANNUAL DISTRICT MEETING  
Wisconsin Statutes Sec. 120.08(1)**

Notice is hereby given to qualified electors of the School District of New Berlin, that the Annual Meeting of said district for the transaction of business, will be held in the New Berlin Eisenhower Middle High School Commons (library), 4333 South Sunnyslope Road, New Berlin, WI on the 25th day of September, 2023, immediately following the 7 PM Budget Hearing. Proof of district residency is required to vote.  
A quorum of the Board may be present.  
Dated this 22nd day of September, 2023.  
Jeffrey Kurth,  
School Board Clerk  
Publish: Sept. 22  
WNAXLP

Case # 23-CV-0348  
**STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY  
HMC Assets, LLC** solely in its capacity as Separate Trustee of CAM XI Trust,  
Plaintiff,  
v.  
Estate of Muriel C. Patzer, et al.,  
Defendants.  
**NOTICE OF FORECLOSURE SALE**  
PLEASE TAKE NOTICE that by virtue of a

**2005 Legal Notices**

judgment of foreclosure entered on 5/22/2023, in the amount of \$ 261,699.64, the Sheriff will sell the described premises at public auction as follows:  
**TIME:** October 25, 2023 at 10:00 a.m.  
**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to 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:** Main Lobby of the Waukesha County Sheriff Department Justice Center  
515 W. Moreland Blvd., Door #8, Waukesha, WI 53188.  
**DESCRIPTION:** THAT PART OF THE WEST 1/2 OF THE SOUTH-WEST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 28 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER MONUMENT OF SAID SECTION 13; THENCE RUNNING SOUTH 89° 33' EAST ON THE SOUTH LINE, 373.10 FEET TO THE PLANCE OF BEGINNING; THENCE NORTH 264.00 FEET; THENCE SOUTH 89°33' EAST, 82.50 FEET; THENCE SOUTH 264.00 FEET TO THE SOUTH LINE; THENCE NORTH 89°33' WEST ON THE SOUTH LINE 82.50 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED ON SEPT. 10, 1996, IN REEL/VOLUME 2303 IMAGE/PAGE 149 AS DOCUMENT NO. 2155432. Tax Key No. MNFV-0051-1973

**2005 Legal Notices**

**PROPERTY ADDRESS:**  
N72 W13884 Good Hope Rd., Menomonee Falls, WI 53051  
**DATED:** 8/25/2023  
**Attorney Bryan Ward LLC**  
Attorneys for Plaintiff  
5555 N. Port Washington Rd., Suite 305 Milwaukee, WI 53217 414-271-4849  
**Attorney Bryan Ward LLC** is attempting to collect a debt and any information will be used for that purpose.  
Publish: Sept. 15, 22, 29  
WNAXLP

Case No. 23SC2701  
**STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY  
Publication Summons  
and Notice  
(Small Claims)**

**Plaintiff(s):**  
SNAP-ON CREDIT LLC  
c/o Markoff Law LLC  
29 N. Wacker Dr. #1010  
Chicago, IL 60606  
-vs-  
**Defendant(s):**  
ROBERT J MILLER  
900 PLEASANT ST  
WAUKESHA, WI 53186-5023  
If you require reasonable accommodations due to a disability to participate in the court process, please call 262-896-8525 prior to the scheduled court date.  
Please note that the court does not provide transportation.

**Publication Summons and Notice of Filing TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):**  
You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.  
The lawsuit will be heard in the following small claims court:  
Waukesha County Courthouse  
Telephone Number of clerk of court: 262-896-8525  
Address: 515 W. Moreland Blvd. Waukesha WI 53188  
on the following date and time:  
Date: 10/09/2023  
Time: 1:00 PM  
If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing

**2005 Legal Notices**

you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property. You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.  
**Plaintiff/Attorney**  
/s/ Dustin A. McMahon  
September 12, 2023  
Markoff Law LLC  
29 N. Wacker Dr. #1010  
Chicago, IL 60606  
866-913-2453  
Attorney's State Bar No. 1086857  
Publish 9/22  
WNAXLP

Case No. 23SC2870  
**STATE OF WISCONSIN,  
CIRCUIT COURT,  
WAUKESHA COUNTY  
Publication Summons  
and Notice  
(Small Claims)**

**Plaintiff(s)**  
Citibank, N.A.  
c/o Blitt and Gaines  
731 N Jackson St. Suite 660 Milwaukee, WI 53202  
-vs-  
**Defendant(s)**  
Indyay Norder  
1018 Ellis St Waukesha, WI 53186-5632  
**Publication Summons and Notice of Filing TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):**  
You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.  
The lawsuit will be heard in the following Small Claims Court:  
Waukesha County Courthouse  
Telephone Number of

**2005 Legal Notices**

Clerk of Court: 262-548-7525  
Address: 515 W. Moreland Blvd Waukesha, WI 53188  
on the following date and time:  
Date: October 9, 2023  
Time: 1:00 P.M.  
If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property. You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.  
**Plaintiff/Attorney**  
David Olefsky  
September 19, 2023  
Blitt and Gaines, P.C.  
731 N Jackson St. Suite 660 Milwaukee, WI 53202  
847-403-4900  
State Bar No. 1088471  
Publish 9/22  
WNAXLP

The Wisconsin Department of Natural Resources ("DNR") issues this notice to inform Fidelity Union Bank that the DNR is in the process of hiring a contractor to perform an investigation of vapor in sanitary sewers around the mortgage of record located at 1401 Perkins Ave., Waukesha, Wisconsin, ("Pro-

perty") currently owned by Navistar, Inc. The purpose of the investigation is to evaluate the human health risk of vapor to ensure that human health is protected. The DNR expects to conduct subsurface investigation & collect vapor samples in the area surrounding the Property. In addition, the DNR may install vapor mitigation systems to remove subsurface vapors to ensure protection of human health. In addition to this notice, the DNR sent letters by certified mail to Navistar, Inc. and all mortgagees of record on May 31, 2023, including this notice for Fidelity Union Bank, in compliance with the procedures set forth in Wisconsin Statutes (Stat.) § 292.81(2) and Wisconsin Administrative Code § NR 700.03(51) indicating that the DNR intends to incur expenses as authorized under Wisconsin Stat. § 292.31(3). Under Wisconsin Stat. § 292.81, the DNR has the authority to recover all actual and necessary expenses incurred in carrying out its duties under Wisconsin Stat. § 292.11. Responsible parties can be held responsible under Wisconsin Stat. § 292.11(7)(b) for reimbursing the DNR for the expenses that the DNR incurs to do the work described in this letter. The DNR may file a lien against the above-described property to recover the expenses that it incurs, including staff costs and related expenses to oversee the vapor investigation and mitigation, in accordance with Wisconsin Stat. § 292.81. If you have any questions or would like to provide a response to the DNR, you may contact Mark Drews, DNR Project Manager, at 414-207-2133 or [Mark.Drews@wisconsin.gov](mailto:Mark.Drews@wisconsin.gov).  
Publish: Sept. 8, 15, 22  
WNAXLP