

The Bank of New York Mellon fka The Bank of New York as successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for The CWABS Revolving Home Equity Loan Trust, Series 2004-1

NOTICE OF FORECLOSURE SALE

Case No. 15-CV-01989

2016 DEC 27 AM 11:16
WAUKESHA SHERIFF DEPT
RECORD DIVISION

Plaintiff,

vs.

John R. Nelson, Kathy M. Nelson and State of Wisconsin, Department of Children and Families

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 22, 2016 in the amount of \$204,032.77 the

Sheriff will sell the described premises at public auction as follows:

TIME: March 1, 2017 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 Waukesha County Sheriff's Dept. (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 main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: Parcel 1: Lot 23, South Woodfield Village, part of the South 1/2 of the NW 1/4, Section 26, Town 8 North, Range 18 East, Town of Merton, County of Waukesha, State of Wisconsin. Parcel 2: The Northerly 167.00 feet of Lot 24, South Woodfield Village, part of the South 1/2 of the NW 1/4, Section 26, Town 8 North, Range 18 East, Town of Merton, County of Waukesha, State of Wisconsin, more particularly described as follows: Commencing at the Southwest corner of the NW 1/4 of Section 26; thence North 89 degrees 29' 00" East, along the West line of said 1/4 Section, 50.00 feet to the Easterly right-of-way line of C.T.H. "E"; thence Due North along said Easterly right-of-way line 697.80 feet to the place of beginning of the parcel of land hereinafter described; thence continuing due North along said right-of-way line, 167.00 feet to the Northwest corner of Lot 24, South Woodfield Village; thence due East along the North line of said Lot, 350.00 feet; thence South, 167.00 feet; thence due West 350 feet to the place of beginning.

PROPERTY ADDRESS: N61W29911 Rybeck Rd Hartland, WI 53029-9213

That upon information and belief, the mortgage held by the plaintiff is a junior and subordinate mortgage against the premises and the plaintiff makes no representations or warranties regarding the priority of its mortgage.

DATED: December 22, 2016

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to 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.