

Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust, 2006-OA7 Mortgage Pass-Through Certificates, Series 2006-OA7 C/O Countrywide Home Loans, Inc.

**Plaintiff**

Case No: 07 CV 2741

2015 JAN 16 AM 10:59  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

vs

ESTATE OF WILLIAM ZIMMERMAN, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 23, 2008 in the amount of \$679,765.41 the Sheriff will sell the described premises at public auction as follows:

TIME: February 18, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following 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.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: Lot 35, in Hanover Hill, being all of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 31, in Township 8 North, Range 19 East, in the Town of Lisbon, County of Waukesha, State of Wisconsin

PROPERTY ADDRESS: N55 W27862 Hanover Hill Road, Sussex, WI 53089

TAX KEY NO.: LSBT0266035

Scott D. Nabke  
J Peterman Legal Group Ltd.  
State Bar No. 1037979  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 16<sup>th</sup> day of January, 2015  
**Eric Severson**

Sheriff Eric Severson  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.com) to obtain the bid for this sale. J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.