

CIT Bank, N.A.

Plaintiff,

Case No. 2018CV001137

v.

Estate of Helen L. O'Connell

Defendant(s).

2019 MAR 11 AM 11:56  
WAUKESHA SHERIFF DEPT  
RECORD DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on 09/20/2018 in the amount of \$165,481.70, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, located at 515 W. Moreland Boulevard, Waukesha, WI 53188, on

**April 24, 2019**

At 10:00 AM, all of the following described premises, to wit:

LOT 8 IN BLOCK "D" OF J.B. WHITTAKERS' ADDITION TO THE VILLAGE OF MENOMONEE FALLS, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

Street Address: W160 N9005 Madison Avenue, Menomonee Falls, WI 53051

Tax Key No. MNFV0012.196

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 3-11-19.

**Eric Severson**

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

50-19-00259

**NOTE: This law firm is a debt collector.**