

**COMM 2014-UBS3 NORTH EXECUTIVE  
DRIVE, LLC,**

Plaintiff,

Case No. 2023-CV-000994

Case Code: 30404

vs.

**EP 235 Owner, LLC,**

Defendants.

RECEIVED

MAR 12 2024

**NOTICE OF SHERIFF'S SALE**

WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 28, 2024 in the amount of \$3,654,185.13, the sheriff will sell the described premises at public auction as follows:

- TIME:** April 24, 2024 at 10:00 a.m.
- TERMS:** Pursuant to judgment, 10% of the successful bid must be paid immediately to the sheriff at the sale in cash, certified check, bank check, or cashier's check, payable to the Waukesha County Sheriff Department (company, agency, or personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of court in cash, certified check, bank check, or money order no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.
- PLACE:** Waukesha County Sheriff's Department Justice Center  
Lobby  
515 W. Moreland Boulevard  
Waukesha, WI 53188
- DESCRIPTION:** PARCEL 1:  
  
PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3878 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON AUGUST 7, 1980 IN VOLUME 30 OF CERTIFIED SURVEY MAPS, AT PAGE 67, 68 AND 69, AS DOCUMENT NO. 1133440 AND LAND ADJOINING SAID PARCEL 3 ON THE NORTH AND THE VACATED EASTERLY 30 FEET OF

DECHANT ROAD ADJOINING SAID PARCEL 3 AND SAID LANDS, ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 20 EAST. SAID LAND BEING IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH 89°55' 58" EAST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 54.75 FEET; THENCE NORTH 00°39'19" WEST, 305.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE SOUTH 89°55'58" WEST, 29.75 FEET; THENCE NORTH 00°39'19" WEST, 618.11 FEET; THENCE NORTH 89°55'58" EAST, 452.09 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH EXECUTIVE DRIVE; THENCE SOUTH 00°39'19" EAST, 403.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 536.23 FEET AND A LONG CHORD OF SOUTH 12°30'37" EAST 220.32 FEET; THENCE SOUTHEASTERLY, ON AND ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, 221.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°55'58" WEST, ON AND ALONG THE SOUTH LINE OF SAID PARCEL 3, 468.69 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR RIGHT OF INGRESS AND EGRESS SET FORTH IN CITY OF BROOKFIELD RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN M&I MARSHALL & ISLEY BANK AND TEC EXECUTIVE, LLC RECORDED FEBRUARY 8, 2011 AS DOCUMENT NO. 3815928.

PROPERTY ADDRESS: 235 N Executive Drive, Brookfield, Wisconsin

TAX KEY: BRC 1116-995-008

DATED: March 12, 2024

**Eric Severson**

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Eric J. Severson  
Sheriff of Waukesha County

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