

U.S. Bank Trust National Association, as Trustee
of the Cabana Series III Trust
Plaintiff,

Case No. 19 CV 1350

LINDA D. HOWITT, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 23, 2020, in the amount of \$128,399.62, the Sheriff of Waukesha County will sell the described premises at public auction as follows:

DATE/TIME: October 27th, 2021 at 10:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Waukesha County Sheriff's Department; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: In the main lobby of the Sheriff's Department/Justice Building - Door #8 located at 515 W. Moreland Blvd., Waukesha, WI 53188

PROPERTY LEGAL DESCRIPTION:

AN UNDIVIDED 5/6 INTEREST IN AND TO THE FOLLOWING-DESCRIBED REAL ESTATE,
TO-WIT:

ALL THAT PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN,

DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST AND WEST QUARTER SECTION LINE DISTANT SOUTH 89 DEGREES 45 MINUTES EAST 560 FEET FROM THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION AND HEREIN DESIGNATED AS THE SOUTH 1/8 CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 11 MINUTES WEST 435.60 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES EAST 101.30 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES EAST 435.60 FEET TO A QUARTER LINE AFORE SAID; THENCE NORTH 89 DEGREES 45 MINUTES WEST 101.30 FEET TO THE POINT OF COMMENCEMENT.

TAX KEY NO.: BKFT 1130985

PROPERTY ADDRESS: 21420 DAVIDSON RD, BROOKFIELD, WI 53186

Sara Schmeling
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Dated this 15th day of September, 2021.

Eric Severson

Eric Severson
Waukesha County Sheriff

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

2021 SEP 15 PM 12:53
WAUKESHA SHERIFF'S OFFICE
RECORDS DIVISION