

Specialized Loan Servicing LLC,

Plaintiff,

vs.

Andrew C. Struthers, et al,

Defendants.

NOTICE OF SHERIFF'S SALE

Case Number: 18CV1416

2019 AUG 14 PM 1:42  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 12, 2019, in the amount of \$138,215.97, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** September 25, 2019 at 10:00AM

- TERMS:**
1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Waukesha County Clerk of courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
  2. The property is sold "as is" and subject to all legal liens and encumbrances.
  3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:** in the Lobby of the Sheriff's Department Justice Center, 515 W. Moreland Blvd, Waukesha, WI

**Property description:**  
Unit 1, together with an undivided interest in and to the common elements and facilities set forth in the declaration of Condominium for Emerald Drive Condominium, a Condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on October 4, 2005 as Document No. 3323326 and as amended. Located in the City of Brookfield, Waukesha County, Wisconsin.

**Tax Key No:** BRC1133051

**Property Address:** 18835 Emerald Dr, Brookfield, WI 53045

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff

120 North LaSalle Street  
Suite 1140  
Chicago, IL 60602

(414) 937-5992

Dated this 14th day of August, 2019

**Eric Severson**

Waukesha County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.