

RECEIVED OCT 12 2026

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

The Bank of New York Mellon

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-001357

Juana M. Schroeder, James R. Schroeder, PNC Bank, N.A.
successor by merger to National City Bank, State of
Wisconsin, Guthrie & Frey Inc and JH Residential Whole
Loan Trust

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 2, 2026 in the amount of \$776,124.17 the Sheriff will sell the described premises at public auction as follows:

TIME: November 25, 2026 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: PARCEL B OF CERTIFIED SURVEY MAP NO. 3991, RECORDED MARCH 20, 1981, IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 96 AND 97 AS DOCUMENT NO. 1152993, PART OF THE SOUTHEAST 1/4 OF SECTION 26, NORTHEAST 1/4 SECTION 35, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

PROPERTY ADDRESS: S54W29033 Saylesville Rd Waukesha, WI 53189-9789

DATED: October 2, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.