

STATE OF WISCONSIN, CIRCUIT COURT,  
WAUKESHA COUNTY, BRANCH 10

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400 N. EXECUTIVE INVESTORS LLC,

Plaintiff,

Case No. 24-CV-1983

v.

BROOKFIELD INVESTORS, LLC,  
EXECUTIVE CENTER VI/BROOKFIELD, LLC,  
and  
ARTHUR GOLDNER & ASSOCIATES, INC.,

Defendants.

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### NOTICE OF SHERIFF'S SALE

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**PLEASE TAKE NOTICE** by virtue of a Judgment of Foreclosure signed by the Honorable Paul Bugenhagen, Jr. on July 21, 2025, in the amount of \$7,409,252.39, the undersigned Sheriff of Waukesha County, Wisconsin, will sell at public auction in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188 on **March 25, 2026 at 10:00 a.m.**, the real estate and mortgaged premises identified in said Judgment and directed by said Judgment to be sold therein, legally described as follows:

**PARCEL A:**

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4372, RECORDED ON JULY 29, 1983 IN VOLUME 35 OF CERTIFIED SURVEY MAPS ON PAGES 1, 2, 3 AND 4, AS DOCUMENT NO. 1223176, BEING A RESUBDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4097, RECORDED OCTOBER 26, 1981 IN VOLUME 32 OF CERTIFIED SURVEY MAPS ON PAGES 148, 149 AND 150, AS DOCUMENT NO. 1170087, BEING A PART OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 27, T.7N., R.20E., IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN. EXCEPTING FROM THE FOREGOING THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 WHICH IS 808.64 FEET SOUTH 0° 39' 19" EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE SOUTH 80° 50' 21" EAST ALONG THE REFERENCE LINE OF U.S. H. 18 (BLUEMOUND ROAD) 476.36 FEET;  
THENCE SOUTH 87° 31' 59" EAST ALONG SAID LINE 499.43 FEET;

THENCE SOUTH 0° 39' 19" EAST ALONG THE EAST LINE OF PARCEL 2 AND ITS EXTENSION NORTHERLY 90.13 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 87° 31' 59" WEST 236.28 FEET TO A POINT OF CURVE (FROM SAID POINT THE RADIUS BEARS NORTH 2° 28' 01" EAST 4,673.66 FEET AND THE LONG CHORD BEARS NORTH 86° 49' 57" WEST 141.47 FEET) (MEASURED NORTH 86° 40' 01" WEST 141.30 FEET));  
THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 141.48 FEET;  
THENCE SOUTH 34° 16' 38" WEST 41.04 FEET (MEASURED SOUTH 34° 32' 02" WEST 41.07 FEET) TO THE EAST LINE OF EXECUTIVE DRIVE;  
THENCE NORTH 0° 39' 19" WEST ALONG SAID EAST LINE 45.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2;  
THENCE EASTERLY ALONG THE NORTH LINE OF PARCEL 2 TO THE EAST LINE OF PARCEL 2; THENCE SOUTH 0° 39' 19" EAST ALONG SAID LINE TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, IN WARRANTY DEED RECORDED ON NOVEMBER 30, 2011, AS DOCUMENT NO. 3875492.

Tax Key No.: BRC 1116.999.002  
Address: 400 N. Executive Drive, Brookfield, WI 53005

**PARCEL B:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A CREATED BY EASEMENT AGREEMENT DATED AUGUST 12, 1983 AND RECORDED AS DOCUMENT NO. 1251993, RESERVED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 1198546, AND DEPICTED ON CERTIFIED SURVEY MAP NO. 4372, RECORDED JULY 29, 1983 IN VOLUME 35 OF CERTIFIED SURVEY MAPS ON PAGES 1, 2, 3 AND 4, AS DOCUMENT NO. 1223176.

**The above-described property is sold "AS IS" and subject to unpaid and/or accruing real estate taxes and assessments, interest and penalties, and superior liens or other encumbrances, if any.** A third-party purchaser is responsible for payment of the Wisconsin Real Estate Transfer Fee (\$3.00 per each \$1,000.00 of the purchase price) and all recording fees, upon confirmation of the Court.

**TERMS OF SALE:** Cash.

**DOWN PAYMENT:** Ten percent (10%) by cash or certified check payable to Waukesha County Sheriff's Department. Balance to be paid within ten (10) days of

confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155.

Dated this 19<sup>th</sup> day of February, 2026.

**Eric Severson**

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Eric J. Severson  
Sheriff of Waukesha County, Wisconsin.

**THIS DOCUMENT WAS DRAFTED BY:**

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