

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Deutsche Bank Trust Company Americas, as
Trustee, on Behalf of the Registered Holders of
Citigroup Commercial Mortgage Securities Inc.,
Commercial Mortgage Pass-Through Certificates
Series 2014-GC25, by and through acting by and
through, MIDLAND LOAN SERVICES, a division
of, PNC BANK, N.A., as Special Servicer,

Plaintiff,

v.

Case No. 2022CV001261

Pinnacle Property Holdings, LLC, Pinnacle I at
Bishop's Drive Office Park, LLC, and Pinnacle IV
at Bishop's Drive Office Park, LLC,

Defendants.

NOTICE OF SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 20, 2025 in the amount of \$36,712,753.05, the Sheriff will sell the described premises at public auction as follows:

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

TERMS: 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 Department (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Waukesha County Clerk of Court in cash, cashier's check or certified funds no later than 10 days after the court's confirmation of the sale; failure to pay balance due will result in forfeit of deposit to the Plaintiff. The Plaintiff, or its assignee, may submit a credit bid up to the amount of the judgment without the requirement of making a cash deposit. Purchaser must comply with minimum bidder qualifications as set forth in Wisc Stat § 846.155. The Property will

be sold "as is, where is" and subject to all legal liens and encumbrances, tenant rights and leases, outstanding and accruing real estate taxes, special assessments, penalties and interest, if any. Purchaser to pay Wisconsin real estate transfer tax, if applicable, costs of recording and all costs of sale

PLACE:

Lobby of the Sheriff's Department Law Enforcement Center, Door #8, 515 W. Moreland Boulevard, Waukesha, WI

DESCRIPTION:

Parcel A:

Parcel A:

Lot One (1) of Certified Survey Map No. 9414, all of Parcel One (1) and Two (2) of Certified Survey Map No. 8094, Parcel one (1) of Certified Survey Map No. 8237, Parcel Two (2) of Certified Survey Map No. 9173, and all of vacated Bishop's Woods Court, located in the Northeast One-quarter (1/4), Southeast One-quarter (1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirty-six (36), in Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 7, 2002 in Volume 85 of Certified Survey Maps at Pages 343 to 348 inclusive, as Document No. 2829733.

Address: 13935 Bishops Drive, Brookfield, WI
Tax Key No.: BRC 1150.994.018

Less and except the property subject to that certain Ground Lease dated August 1, 2005, by and between Pinnacle Property Holdings, LLC, and Pinnacle IV at Bishop's Drive Office Park, which said property is more particularly described as:

Part of Lot One (1) of Certified Survey Map No. 9414 located in Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section Thirty- Six (36), Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 7, 2002 in Volume 85 of Certified Survey Maps at Pages 343 to 348 inclusive, as Document No. 2829733.

Commencing at the West ¼ corner of said Section 36, Township 7 North, Range 20 East; thence North 00°46'56" West along the west line of the Northwest ¼ of said Section 36, 1000.51 feet; thence North 74°51'18" East, 1019.90 feet; thence North 80°33'56" East, 152.52 feet to the **Point of Beginning**; thence North 14°21'36" West, 362.98 feet; thence North 49°01'03" East, 111.53 feet; thence southeasterly 89.00 feet along the arc of a curve to the right whose radius is 75.00 feet and whose chord bears South 48°57'33" East, 83.87 feet; thence North 75°01'20" East, 378.41 feet; thence South 27°07'21" East, 363.51 feet to the north line of U.S.H. 94; thence South 74°51'18" West along said north line, 457.64 feet; thence South 80°33'56" West along said north line, 148.98 feet to the Point of Beginning.

Said description contains 4.762 acres, more or less.

And Parcel B:

Parcel B:

Outlot Two (2) of Certified Survey Map No. 8094, being a re-division of Parcel Twenty-A (20A) of Certified Survey Map No. 4363 and Parcel Twenty-one (21) of Certified survey Map No. 5070 in the Northeast One-quarter (1/4), Northwest One-quarter (1/4), Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirty-six (36), in Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on August 19, 1996 in Volume 70 of Certified Survey Maps on Pages 177 to 181, as Document No. 2150414, as corrected by Affidavit of Correction recorded June 26, 1997 on Reel 2461, Image 1577, as Document No. 2225194.

Address: 13890 Bishops Drive, Brookfield, WI
Tax Key No.: BRC 1150.994.013

2-26-2026

Dated

Eric Severson

Sheriff of Waukesha County, Wisconsin

Gordon Rees Scully Mansukhani LLP
Ari Charlip, Esq.
Dalia Abdow, Esq.
Attorneys for Plaintiff
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313-756-6434

This is an attempt to collect a debt and any information obtained will be used for those purposes.