

Carrington Mortgage Services, LLC
Plaintiff

Case No: 12 CV 2338

vs

KYLE BRUCKER, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 4, 2015 in the amount of \$273,450.72 the Sheriff will sell the described premises at public auction as follows:

TIME: January 6, 2016 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: ALL THAT PART OF THE NORTHWEST ¼ OF SECTION 7, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 21' 18" WEST ALONG THE WEST LINE OF THE NORTHWEST ¼, 48.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 21' 18" WEST ALONG SAID LINE 116.50 FEET; THENCE NORTH 87 DEGREES 50' 32" EAST, 1056.00 FEET; THENCE NORTH 00 DEGREES 21' 18" EAST, 74.50 FEET; THENCE SOUTH 87 DEGREES 50' 32" WEST, 874.50 FEET; THENCE NORTH 00 DEGREES 21' 18" EAST, 42.00 FEET; THENCE SOUTH 87 DEGREES 50' 32" WEST, 181.50 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS: 1. COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼; THENCE SOUTH 00 DEGREES 21' 18" WEST ALONG THE WEST LINE OF SAID NORTHWEST ¼, 48.5 FEET; THENCE NORTH 87 DEGREES 50' 32" EAST 181.37 FEET; THENCE SOUTH 00 DEGREES 21' 18" WEST 42.00 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED: THENCE NORTH 87 DEGREES 59' 32" EAST 91.00 FEET; THENCE SOUTH 00 DEGREES 21' 18" WEST 5.32 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 88 DEGREES 38' 07" WEST ALONG AN EXISTING FENCE LINE 90.95 FEET; THENCE NORTH 00 DEGREES 21' 18" EAST 4.06 FEET TO THE PLACE OF BEGINNING. 2. COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼; THENCE SOUTH 00 DEGREES 21' 18" WEST ALONG THE WEST LINE OF SAID NORTHWEST ¼, 48.5 FEET; THENCE NORTH 87 DEGREES 50' 32" EAST 109.37 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED: THENCE NORTH 87 DEGREES 50' 32" EAST 72.00 FEET; THENCE SOUTH 00 DEGREES 21' 18" WEST 11.678 FEET; THENCE SOUTH 87 DEGREES 58' 40" WEST 72.038 FEET; THENCE NORTH 00 DEGREES 34' 55" EAST 11.501 FEET TO THE PLACE OF BEGINNING BEING THE SAME PREMISES CONVEYED UNTO KYLE BRUCKER AND NATALIE WITZLIB FROM NEAL D. McALLISTER and CAROLYN McALLISTER, HUSBAND AND WIFE, DEED DATED 6/30/2006 AND RECORDED 7/25/2006 IN INSTRUMENT NO. 3406096, IN THE LAND RECORDS OF COUNTY OF WAUKESHA, WISCONSIN.

PROPERTY ADDRESS: W220 N8778 Town Line Road, Menomonee Falls, WI 53051

TAX KEY NO.: MNFV0026997

Jordan C. Staleos
 J Peterman Legal Group Ltd.
 State Bar No. 1085629
 165 Bishops Way, Suite 100
 Brookfield, WI 53005
 262-790-5719

Dated this 17th day of November, 2015.

Eric Severson
 Sheriff Eric Severson
 Waukesha County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

WAUKESHA SHERIFF DEPT
 RECEIVED DIVISION
 2015 NOV 17 PM 1:25