

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWABS 2006-ABC1)

**Plaintiff**

Case No: 14 CV 1691

vs

JUSTIN BRANDT, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 3, 2014 in the amount of \$245,251.02 the Sheriff will sell the described premises at public auction as follows:

TIME: January 13, 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: LOT 15, IN BLOCK 12, IN WINCHESTER HIGHLANDS ADDITION NO. 1, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF SECTION 11, IN TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

PROPERTY ADDRESS: N84 W14819 Menomonee Avenue, Menomonee Falls, WI 53051

TAX KEY NO.: MNFV0043215

**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 23<sup>rd</sup> day of November, 2015.

**Eric Severson**  
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Sheriff Eric Severson  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://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.

2015 NOV 23 PM 2:34  
WAUKESHA SHERIFF DEPT  
RECORDS DIVISION