

Ocwen Loan Servicing, LLC as servicer for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2006-M1

Plaintiff

Case No: 15 CV 2385

vs

JUDITH S. CARPENTER, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

2016 DEC -9 PM 12:37  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 16, 2016 in the amount of \$153,401.85 the Sheriff will sell the described premises at public auction as follows:

TIME: January 25, 2017 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: That part of the Southwest 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows, to-wit; Commencing at the Southwest corner of the 1/4 Section; thence South 89 degrees 19' 30" East along the South line of the 1/4 Section; 420 feet; thence North 2 degrees 28' East, 155.63 feet; thence North 9 degrees 45' 30" East, 95.98 feet to the place of beginning of the land to be described; thence North 9 degrees 45' 30" East, 11.34 feet; thence North 71 degrees 37' 50" East, 337.86 feet; thence South 89 degrees 19' 30" East, 317.81 feet; thence South 5 degrees 46' East, 105.58 feet; thence South 75 degrees 25' West, 57.42 feet; thence North 14 degrees 35' West, 113.58 feet; thence North 89 degrees 19' 30" West, 242.65 feet; thence South 71 degrees 37' 50" West, 341.54 feet to the place of beginning, all in Lot 27, Lakeside, a Subdivision in the said 1/4 Section, Town of Delafield, together with an easement contained in an instrument executed by J.N. Hausman, and Estelle Hausman, his wife, dated October 11, 1955 and recorded in the Register of Deeds Office for Waukesha County on October 13, 1955, in Volume 683 of Deeds, on Page 338, as Document No. 425817

PROPERTY ADDRESS: N31 W28802 Lakewood Lane, Pewaukee, WI 53072

TAX KEY NO.: DELT0767037

Monica Irelan Karas  
BP Peterman Law Group, L  
State Bar No. 1035803  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 9<sup>th</sup> day of December, 2016.  
**Eric Severson**  
\_\_\_\_\_  
Sheriff Eric Severson  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.com) to obtain the bid for this sale.  
BP Peterman Law Group, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.