

Bank of America, N.A.

**Plaintiff**

Case No: 15 CV 1782

vs

LEONARD C. ERDMANN, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

2016 APR 18 PM 1:28  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 19, 2015 in the amount of \$334,657.07 the Sheriff will sell the described premises at public auction as follows:

TIME: June 8, 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DESCRIPTION: Residential Unit No. 3A and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration in a condominium commonly known as HEATHER RIDGE CONDOMINIUMS, created under the Condominium Ownership Act of the State of Wisconsin by declaration recorded on February 7, 1995 in the Office of the Register of Deeds for Waukesha County, Wisconsin in Reel 2038, Images 471 to 514 inclusive, as Document No. 2022200 and as amended. Located in the City of Brookfield, Waukesha County, Wisconsin.

PROPERTY ADDRESS: 675 Charleston Court, Unit 3A, Brookfield, WI 53045

TAX KEY NO.: BRC 1138-005

**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 18<sup>th</sup> day of April, 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. 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.