

Bank of America, N.A.

Plaintiff

Case No: 15 CV 182

2015 AUG 31 PM 12:19
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

VS

JEFFREY C. RUGGLES, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 8, 2015 in the amount of \$239,457.11 the Sheriff will sell the described premises at public auction as follows:

TIME: October 14, 2015 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 WEST HALF OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE TOWN OF MENOMINEE, NOW IN THE VILLAGE OF LANNON, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER MONUMENT OF THE AFORESAID SECTION 19; THENCE RUNNING SOUTH ON THE WEST LINE 723.10 FEET TO THE CENTERLINE OF S.T.H. #74; THENCE NORTH 53 DEGREES 42 MINUTES EAST ON SAID C/L 575.50 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 36 DEGREES 18 MINUTES WEST 270.00 FEET; THENCE NORTH 53 DEGREES 42 MINUTES EAST, 100.00 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES EAST 270.00 FEET TO THE C/L OF THE S.T.H. #74; SOUTH 53 DEGREES 42 MINUTES WEST ALONG C/L, 100.00 FEET TO THE PLACE OF BEGINNING, EXCEPT THE SOUTHERLY 40 FEET DEEDED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES.

PROPERTY ADDRESS: 21866 West Main Street, Lannon, WI 53046

TAX KEY NO.: LANV0075495

Scott D. Nabke
J Peterman Legal Group Ltd.
State Bar No. 1037979
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 31st day of August, 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.