

THE BANK OF NEW YORK MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE (CWALT 2005-10CB),

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 17CV354

vs.

James P. Mulligan as Special Administrator for the Estate of  
Robert G. Svoboda (Deceased), et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 24, 2018,  
in the amount of \$126,277.52, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** November 8, 2018 at 10:00AM

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Walworth County Clerk of courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

the Main Lobby of the Walworth County Sheriff's Office, 1770  
County Trunk NN, Elkhorn, WI 53121

**Property description:**

All that certain piece or parcel of land lying and being in the Southwest 1/4 of Section 1, Town 3  
North, Range 16 East, Town of Sugar Creek, Walworth County, Wisconsin, described as follows:

Beginning at an iron stake on the Easterly shore of Lake Wandawega, which stake is 1143 feet West and 727 feet North 31 degrees 55 minutes West from the SE corner of said 1/4 section and the said iron stake being also the most Southwardly corner of lands conveyed by William Gilbert and wife to R. Stubbs; thence North 43 degrees 40 minutes East along the Southeasterly line of the land conveyed to the said Stubbs; 125 feet; thence South 46 degrees 20 minutes East 75 feet to a stake; thence South 43 degrees 40 minutes West being parallel with the said Stubbs line 125 feet to a stake, that is 75 feet from the place of beginning and continuing on the same course and line 38 feet more or less to the shore of said lake; thence Northwesterly line along the shore of said lake to the Southeasterly line of land conveyed to said Stubbs; thence North 43 degrees 40 minutes East 22 feet to the place of beginning.

**Tax Key No:** G SC 100008

**Property Address:** N6959 Oak Ln., Elkhorn, WI 53121

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff

120 North LaSalle Street  
Suite 1140  
Chicago, IL 60602  
(414) 937-5992

Dated this 2<sup>nd</sup> day of October, 2018

  
Walworth County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.