

RECEIVED

APR 22 2024

Blackhawk Community Credit Union  
Plaintiff

WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

**NOTICE OF FORECLOSURE SALE**

v.

Case No. 22CV522

Code No. 30404

Ryan Wallace, Angela Wallace, Dawn DiNicola

Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on August 2, 2022 in the sum of \$434,358.41, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: May 22, 2024 at 10:00 a.m.

PLACE: Lobby of the Sheriff's Department Justice Center, 515 Moreland Blvd, Waukesha, WI

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Waukesha County Sheriff Department; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: N63W27373 Scholl Court Sussex, WI 53089

PIN: MV 021-9136

LEGAL DESCRIPTION: Lot 50, together with an undivided interest in Outlots 2, 3, and 5, in Merton Oaks, being all of Lot 1, Certified Survey Map No. 4241, part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4, all in Section 19; also a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 30, all in Township 8 North, Range 19 East, in the Village of Merton, Waukesha County, Wisconsin.

Dated this 22 day of April, 2024

**Eric Severson**

Waukesha County Sheriff

Prepared by: Justin J. Bates, Esq.  
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715-843-5599

Bid Information can be found on [bateslegalgroup.com](http://bateslegalgroup.com)