

MidFirst Bank

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 23-CV-000996

Nicholas Scott O'Brien, Asset Acceptance LLC and ANEX,  
S.C.

Defendants.

RECEIVED FEB 21 2024

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 6, 2023 in the amount of \$157,755.25 the Sheriff will sell the described premises at public auction as follows:

TIME: April 10, 2024 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION:

All that part of the Southeast 1/4 and Southwest 1/4, Section 3, Town 5 North, Range 18 East, in the Town of Mukwonago, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of said Section 3; thence East along an existing fence line 1895.27 feet; thence South 1100.00 feet to a point in the center line of County Trunk Highway "I"; thence North 54° 14' East, along said highway center line, 718.0 feet to the place of beginning of the land hereinafter to be described; thence continuing North 54° 14' East along said highway center line 145.9 feet to an angle point; thence continuing North 54° 14' East along said highway center line 104.5 feet; thence South 51° 00' 35" East 271.24 feet; thence South 86° 02' East 130.51 feet to the West line of the property conveyed to Glenn T. Kelly and Gladys E. Kelly, his wife, by Warranty Deed recorded in Volume 907 of Deeds at Page 113, as Document No. 560041; thence South 6° 02' East along said West line, 626.8 feet to a fence corner; thence North 42° 48' West 904.8 feet to the place of beginning.

PROPERTY ADDRESS: W304S6768 County Road I Mukwonago, WI 53149-9023

DATED: February 6, 2024

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Eric Severson

Eric Severson  
Waukesha County Sheriff

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.