

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Indenture Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust 2007-2, Mortgage-Backed Notes, Series 2007-2,

NOTICE OF SHERIFF'S SALE

Case Number: 2021CV001480

Plaintiff,

vs.

Kathleen W Stark, et al,

Defendants.

RECEIVED

MAR 18 2024

WAUKESHA COUNTY SHERIFF'S DEPARTMENT

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 20, 2022, in the amount of \$272,103.79, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: April 24, 2024 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 Waukesha 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:

in the Lobby of the Sheriff's Department Justice Center, 515 W. Moreland Blvd, Waukesha, WI

Property description:

Lots 1 and 2 in Block 1 in Marcy Manor, being a Subdivision of a part of the Southeast 1/4 of Section 33, Township 8 North, Range 20 East, in the Village of Menominee Falls, County of Waukesha, State of Wisconsin.

Tax Key No: MNFV0132001

Property Address: W180 N5178 Marcy Rd., Menomonee Falls, WI 53051

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 18th day March, 2024

Eric Severson

Waukesha County Sheriff

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