

U.S. Bank National Association

Plaintiff,

Case No. 2022CV000440

v.

Tariq Akmut, et al.

Defendants.

RECEIVED

MAR 05 2024

WAUKESHA COUNTY
SHERIFF'S DEPARTMENT

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 9, 2022 in the amount of \$143,848.43, I will sell at public auction, located in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188, on

April 24, 2024

At 10:00 AM, all of the following described premises, to wit:

LOT 4, IN BLOCK D, IN GREENWAY TERRACE, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19, EAST, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

Street Address: 2032 Empire Drive, Waukesha, WI 53186

Tax Key No. WAKC1001082

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 3-5-24

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-22-00126

NOTE: This law firm is a debt collector.