

STATE OF WISCONSIN:

CIRCUIT COURT:

WAUKESHA COUNTY

PennyMac Loan Services, LLC,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000310

vs.

Estate of John C Koch,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 17, 2023, in the amount of \$176,269.35, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: March 13, 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:

Lot 3, in Lawndale, a subdivision of a part of the Southeast 1/4 of Section 2, in Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin

Tax Key No: WAKC1304058

Property Address: 1209 Ellis Street, Waukesha, WI 53186

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

Dated this 25 day January 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.