

Limosa, LLC,

Plaintiff,

Vs,

Angela Weinfurter, et al,

Defendants.

NOTICE OF SHERIFF'S SALE

Case Number: 2022CV001063

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 27, 2023, in the amount of \$108,213.18, 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 Sixteen (16) in Block Three (3) University Meadows, being a Subdivision of a part of the Southwest One-Quarter (1/4) of Section Thirty-three (33), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin.**

**Also, all that part of the Southwest One-quarter (1/4) of Section Thirty-three (33), Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Lot 16, in Block 3, in University Meadows; thence North 89 degrees 54 minutes 14 seconds East, 10.56 feet; thence South 0 degrees 09 minutes 30 seconds East 68.00 feet; thence South 89 degrees 54 minutes 14 seconds West, 10.64 feet; thence North 0 degrees, 05 minutes, 45 seconds West, 68.00 feet to the place of beginning.**

**Tax Key No: WAKC0995029**

**Property Address:** 901 Briar Hill Drive, Waukesha, WI 53188

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.