

BMO BANK N.A. f/k/a BMO HARRIS BANK N.A.  
f/k/a HARRIS N.A., successor by merger to  
OZAUKEE BANK NATIONAL ASSOCIATION  
f/k/a OZAUKEE BANK,

Plaintiff,

v.

Case No. 19CV1191  
Case Code: 30404  
Mortgage Foreclosure

GERALD A. KLAMROWSKI,  
SUSANNA KLAMROWSKI,  
PARTNERSHIP BANK,  
ITRIA VENTURES LLC,  
RICHARDS BUILDING SUPPLY COMPANY  
a/k/a RICHARDS BUILDING SUPPLY COMPANY  
OF WISCONSIN,  
HAJOCA CORPORATION d/b/a ABLE  
DISTRIBUTING,  
JH PORTFOLIO DEBT EQUITIES, LLC,  
AMERICAN EXPRESS NATIONAL BANK  
and  
THE NORTH SHORE ADVANCEMENT  
ASSOCIATION OF LAKE DENOON n/k/a  
LAKE DENOON ADVANCEMENT ASSOCIATION,

Defendants.

MILWAUKEE BUILDERS SUPPLY, INC.  
and  
CAPITAL ONE BANK (USA), N.A.,

Added Defendants.

RECEIVED  
APR 01 2024  
WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

**NOTICE OF SHERIFF'S SALE**

By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 23<sup>rd</sup> day of May, 2022, and entered on the 31<sup>st</sup> day of May, 2022, in the amount of \$525,494.12, I will sell at public auction in the main lobby of the Sheriff's

Department Justice Center located at 515 West Moreland Boulevard, Door 8, Waukesha, Wisconsin, 53188, **on the 8<sup>th</sup> day of May, 2024 at 10:00 a.m.**, all of the following premises, to-wit:

Lot One (1) and Lot Two (2), of Certified Survey Map No. 10446 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on September 7, 2007 in Volume 99 of Certified Survey Maps, at Page 232, as Document No. 3511313, being a part of the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-one (31), Township Five (5) North, Range Twenty (20) East, in the City of Muskego, Waukesha County, Wisconsin.

**FORMERLY KNOWN AS:**

That part of the Northeast One-quarter (1/4) of Section Thirty-one (31), Township Five (5) North, Range Twenty (20) East, in the City of Muskego, Waukesha County, Wisconsin described as follows:

Commencing at a point at the high water line of Denoon Lake, which is North 87°40' West 132.60 feet from a point at the high water line of Denoon Lake which is South 81°40' West 467.40 feet from a point at the high water line of Denoon Lake which is 2,562.60 feet South from the Northeast corner of Section Thirty-one (31), Township Five (5) North, Range Twenty (20) East; running thence North 87°40' West 100 feet to a point; thence North 320 feet to a point; thence South 87°40' East 100 feet to a point; thence South 320 feet to the point of beginning, said parcel of land hereby described as Lot 7 in the unrecorded plat of Ziegler's Oakwood Park.

And that part of the Northeast One-quarter (1/4) of Section Thirty-one (31), Township Five (5) North, Range Twenty (20) East, bounded and described as follows, to-wit:

Commencing at a point in the Northerly line of Ziegler's Oakwood Park, said point being South 81°40' West 467.40 feet and North 87°40' West 132.60 feet from the Northeast corner of Ziegler's Oakwood Park; running thence North 87°40' West 200.00 feet to a point; thence North 348.50 feet to a point; thence North 89°54' East 199.86 feet to a point; thence South 365.70 feet to the place of beginning.

Property Address: S106 W20597 North Shore Lane  
Muskego, WI 53150  
Parcel Identification No.: MSKC 2281 988 001 (Lot 1)  
MSKC 2281 988 002 (Lot 2)

**TERMS OF SALE:** Cash, Cashier's Check or Certified Funds

**DOWN PAYMENT:** 10% of amount bid by cash, cashier's check or certified funds. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Waukesha, Wisconsin, this 1 day of April, 2024.

**Eric Severson**

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Eric J. Severson  
Sheriff of Waukesha County

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:

Attorney Brian A. Romans

State Bar No. 1064372

KRAWCZYK, DUGINSKI & ROHR, S.C.

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**KRAWCZYK, DUGINSKI, & ROHR, S.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY OF THE UNDERLYING DEBT, THIS COMMUNICATION SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE FOR THE DEBT.**