

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

GUARANTY BANK, A DIVISION OF  
FIRST CITIZENS BANK & TRUST  
COMPANY,

File No. 2018CV002220  
W1180077

2019 APR 11 AM 11:12  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

Plaintiff,

vs.

RAYMOND A. SOULEN, *et al.*,

Defendants.

**NOTICE OF SHERIFF'S SALE**

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on March 29, 2019, in the amount of \$98,614.93, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, 515 W. Moreland Blvd., Waukesha, WI 53188 on **May 22, 2019, at 10:00 AM**, the following described premises:

Lot 17, Block 13, Imperial Estates, being a subdivision of a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of Section 4, Town 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin.

Local Address: 4525 Wessex Dr, Brookfield, WI 53045

**TERMS OF SALE:**

Down payment of not less than ten percent (10%) of the bid price in cash, certified funds, or cashier check made payable to the Waukesha County Clerk of Courts at time of sale, the remaining balance due within ten (10) days after confirmation of sale. Any down payment in excess of \$20,000.00 must be in the form of a cashier's check or certified funds, not cash. Third Party Bidders must have filed a Third Party Bidder's Affidavit with the court prior to bidding under section 846.155 of the Wisconsin Statutes. Property will be sold "AS IS," is subject to real estate taxes, all liens and encumbrances, and a third party purchaser is responsible for payment of the Transfer Fee.

Dated at Waukesha, Wisconsin this  
11<sup>th</sup> day of April, 20 19.

**Eric Severson**

Sheriff of Waukesha County, Wisconsin

Document drafted by:  
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