

Ditech Financial LLC

Plaintiff,

Case No. 2016CV002287

v.

Thomas J. Tritz, et al.

Defendant(s).

2019 APR -9 PM 1:45  
WAUKESHA SHERIFF DEPT  
RECORD DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on 05/09/2017 in the amount of \$123,413.99, I will sell at public auction in the lobby of the Sheriff's Department Justice Center, located at 515 W. Moreland Boulevard, Waukesha, WI I 53188, on

May 22, 2019

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

THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE 29 CHAINS AND 79 LINKS (1,966.14 FEET) SOUTH AND 10 CHAINS AND 80.1 LINKS (712.87 FEET) NORTH 75° WEST FROM THE QUARTER POST ON THE NORTH SIDE OF SAID SECTION 26, AND THENCE RUNNING NORTH 15° EAST 3 CHAIN AND 86 LINKS (254.76 FEET); THENCE NORTH 75° WEST 93.9 LINKS (61.97 FEET); THENCE SOUTH 15° WEST 3 CHAINS AND 86 LINKS (254.76 FEET); THENCE SOUTH 75° EAST 93.9 LINKS (61.97 FEET) TO THE PLACE OF BEGINNING.

Street Address: 302 Eagle Lake Avenue, Mukwonago, WI 53149  
Tax Key No. MUKV 1974-989

**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 4-9-19.

**Eric Severson**  
Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-18-00860

**NOTE: This law firm is a debt collector.**