

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

LANDMARK CREDIT UNION,

Plaintiff,

v.

JOHN R. BELTMANN, et al.,

Defendants.

NOTICE OF FORECLOSURE SALE

Case No: 20-CV-001299

2021 AUG 26 PM 12:05
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 25, 2020, in the amount of \$93,990.78, the Sheriff will sell the described premises at public auction as follows:

DATE: **October 13, 2021**

TIME: **10:00 a.m.**

PLACE: **Waukesha Co. Sheriff's Dept. – Lobby
515 W. Moreland Blvd., Waukesha**

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lot 42, Lakeview Acres, being a part of the Northeast ¼ and Northwest ¼ of Section 26, Township 8 North, Range 17 East, in the Town of Oconomowoc, County of Waukesha, State of Wisconsin.

PROPERTY ADDRESS: W357 N6189 Spinnaker Dr., Oconomowoc, WI 53066

Dated: August 26, 2021.

Eric Severson

Eric Severson, Sheriff
Waukesha County, Wisconsin

Michael A. Sosnay
Attorney for Plaintiff
Darnieder & Sosnay
735 N. Water St., Suite 205
Milwaukee, WI 53202

2021 AUG 26 PM 12:35
WAUKESHA SHERIFF DEPT.
RECORD DIVISION