

Ditech Financial LLC f/k/a Green Tree Servicing LLC

Plaintiff,

Case No. 2019CV001713

v.

Matthew T. Gulczynski, et al.

Defendants.

WAUKESHA SHERIFF DEPT
RECORD DIVISION
2021 AUG 23 PM 1:12

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 10, 2019 in the amount of \$92,522.23, I will sell at public auction, located in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188, on

October 13, 2021

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

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 675.00 FEET EAST OF THE WEST LINE AND 1510.00 FEET NORTH OF THE SOUTH LINE OF SAID ONE-QUARTER SECTION; THENCE NORTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID ONE-QUARTER SECTION, 120.00 FEET TO A POINT; THENCE WEST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID ONE-QUARTER SECTION, 330.00 FEET TO A POINT; THENCE SOUTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID ONE-QUARTER SECTION 120.00 FEET TO A POINT; THENCE EAST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID ONE-QUARTER SECTION 330.00 FEET TO THE PLACE OF BEGINNING.

Street Address: 2845 S. 130th Street, New Berlin, WI 53151

Tax Key No. NBC1200962

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 8-23-21

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-19-01688

NOTE: This law firm is a debt collector.

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