

WELLS FARGO BANK, N.A.
Plaintiff

Vs.

HILDA SANTIAGO LAZU; THE ESTATE OF
BENITO CRUZ A/K/A BENITO OQUENDO CRUZ;
WAUKESHA COUNTY WISCONSIN
PARTNERSHIP FOR HOUSING DEVELOPMENT,
INC.;
Defendants

NOTICE OF SHERIFF'S SALE

Case No. 2017CV001382

Case Code No. 30404

2019 SEP 12 AM 11:39
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 17, 2019, in the amount of \$142,539.60, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: October 23, 2019 at 10:00 am

- TERMS:**
1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
 2. Sold "as is" and subject to all legal liens and encumbrances.
 3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
 4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: MAIN LOBBY OF THE WAUKESHA COUNTY SHERIFF DEPT. JUSTICE CENTER, DOOR #8, 515 W. MORELAND BLVD., WAUKESHA, WI 53188

Property description:

LOT FIFTY-EIGHT (58) IN PHOENIX HEIGHTS ADDN. NO.2, PART OF LOTS ONE HUNDRED THIRTY-TWO (132), ONE HUNDRED THIRTY-THREE (133), ONE HUNDRED THIRTY-FOUR (134), ONE HUNDRED THIRTY-FIVE (135), ONE HUNDRED THIRTY-SEVEN (137), ONE HUNDRED THIRTY-EIGHT (138) AND ONE HUNDRED THIRTY-NINE (139) OF "DANIEL WELLS JR. PLAT OF PRAIRIEVILLE", LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, AND PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION THIRTY-FIVE (35), IN TOWNSHIP SEVEN (7) NORTH, RANGE NINETEEN (19) EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

Tax Key No.: WAKC 1302 474

Property Address: 1226 PHOENIX DRIVE, WAUKESHA, WI 53186

Shannon K Cummings
State Bar No. 1033710
Attorney for Plaintiff
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Milwaukee, WI, 53203
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230 W. Monroe St., Suite 1125
Chicago, Illinois, 60606

Dated this 12th day of September 2019

Eric Severson

ERIC SEVERSON
WAUKESHA COUNTY SHERIFF OR DESIGNEE

Johnson, Blumberg & Associates, LLC. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.