

Federal Home Loan Mortgage Corporation
C/O PyraMax Bank FSB, as servicing agent

Plaintiff,

Case No. 17CV000667

vs.

Case Code 30404—

Foreclosure

Bruno R. Babits
N64 W23482 Main Street
Sussex, WI 53089

Laura L. Babits
N64 W23482 Main Street
Sussex, WI 53089

Target National Bank
3901 W 53rd Street
Sioux Falls, S.D. 57106

US Bank, DBA Elan Financial Bank
9321 Olive Blvd
St. Louis, MO 63132

Mortgage Electronic Registration Systems Inc.
FBO American Equity Mortgage, Inc.
Corporation Service Company
8040 Excelsior Drive
Suite 400
Madison, WI 53717

Defendants.

2019 AUG -2 AM 9:28
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Foreclosure entered in the above entitled action on October 24, 2017, in the amount of \$75,199.99, I will sell at public auction at Door #8 of the Waukesha County Sheriff's Department, Justice Center, 515 West Moreland Blvd., Waukesha, Wisconsin on September 11, 2019, at 10:00 a.m., all of the following described mortgage premises, to-wit:

PARCEL 1:

All that part of the Southeast 1/4 of Section 23, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point four rods (66 feet) East of the 1/4 Section post in the South Section line of Section 23, Township 8 North of Range 19 East, running, thence North 10 rods (165 feet); thence East 4 rods (66 feet); thence South 10 rods (165 feet) to the South Section line; thence West on said South Section line 4 rods (66 feet) to the place of beginning, except the South 33 feet thereof.

PARCEL 2:

That part of the Southeast 1/4 of Section 23, Township 8 North, Range 19 East in the Village of Sussex, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 23; thence North along the West line of said Southeast 1/4, 165 feet; thence North 88° 40' 40" East, 66.00 feet to the place of beginning of the parcel to be described; thence continuing North 88° 40' 40" East, 66.00 feet; thence North and parallel to the West line of said Southeast 1/4, 18.00 feet; thence South 88° 40' 40" West, 66.00 feet; thence South and parallel to the West line of said Southeast 1/4, 18.00 feet to the place of beginning.

Tax Key No.: SUXV 0236.988

Property Address: N64 W23482 Main Street
Sussex, WI 53089

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, (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 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 liens and encumbrances.

Dated at Waukesha, Wisconsin this 2nd day of August, 2019

Eric Severson

Eric J. Severson
Sheriff of Waukesha County

TALSKY & TALSKY, S.C.
Attorneys for Plaintiff
7111 W. Edgerton Avenue, #102
Greenfield, WI 53220
Phone: 414-421-7070

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Sec. 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose.

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RECORD DIVISION