

STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

U.S. Bank National Association,

 Plaintiff,

vs.

Case No. 2018CV001963

Thomas F. Lefebvre; Kimberle J. Lefebvre,

 Defendants.

2019 JUL 29 PM 12:14
WAUKESHA SHERIFF DEPT
RECORD DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 20, 2019, in the amount of \$202,100.53, I will sell at public auction in the main lobby of the Waukesha County Sheriff's Department & Justice Center, door No. 8, located at, 515 W. Moreland Blvd., Waukesha, WI 53188, on **September 25, 2019, at 10:00 AM**, all of the following described premises, to wit:

Lot 12, in Block 3, in Silver Spring Terrace, being a Subdivision of part of the Northwest 1/4 of Section 35, in Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin

Tax Key No. MNFV0138072

Address: W152N5530 Beaver Drive, Menomonee Falls, WI 53051

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Waukesha Wisconsin on, July 29th, 2019

Bass & Moglowsky, S.C.
Attorneys for Plaintiff

Eric Severson
Sheriff of Waukesha, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.