

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Freedom Mortgage Corporation

Plaintiff,

Case No. 2025CV002383

v.

Daniella Helen Leppla a/k/a Daniella Leppla

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 27, 2026 in the amount of \$224,165.15, 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

June 10, 2026

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

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE POINT WHERE THE EAST AND WEST 1/8TH LINE INTERSECTS THE CENTER LINE OF THE PUBLIC HIGHWAY NOW KNOWN AS STATE TRUNK HIGHWAY #55, SAID POINT BEING 1328 FEET SOUTH AND 1343.75 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 1; THENCE RUNNING WEST ON SAID 1/8TH LINE 622.75 FEET TO A POINT; THENCE NORTH 187.18 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 78.50 FEET TO A POINT; THENCE NORTH 89°29' EAST 524.16 FEET TO THE CENTER LINE OF SAID HIGHWAY; THENCE SOUTH 13° 52' EAST ALONG CENTER OF SAID HIGHWAY 84.20 FEET TO A POINT; THENCE WEST AND PARALLEL TO SAID 1/8TH LINE 544.60 FEET TO THE PLACE OF BEGINNING.

Street Address: W136N9033 State Road 145, Menomonee Falls, WI 53051
Tax Key No. MNFV 0003 986

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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 04-23-2020

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-01505

NOTE: This law firm is a debt collector.