

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Citibank, N.A., not in its individual capacity but solely as
Owner Trustee of Bravo Residential Funding Trust
2024-NQM5

Plaintiff,

vs.

Christopher W. Hinrichs, Solongo Damdinsuren Hinrichs,
DOW Chemical Company d/b/a Dow Automotive and Law
Offices of Phillips & Gemignani a/k/a Phillips & Gemignani,
LLC

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-001230

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 10, 2026 in the amount of \$576,280.45 the Sheriff will sell the described premises at public auction as follows:

TIME: June 24, 2026 at 10:00 a.m.

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, payable to the Waukesha County Sheriff's Dept. (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 days after the 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.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: All that part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 18 East, in the city of Delafield, Waukesha County, Wisconsin described as follows, to-wit: Commencing at the intersection of the center line of Main street with the 1/8th line of said 1/4 Section, distant South 1° 45' West 431.80 feet from the North 1/8th corner thereof, and running thence North 83° 10' West on said center line 443.10 feet to the point of commencement of this description at the Southeast corner thereof; thence continuing North 83° 10' West on said center line 74.10 feet to the Southeast corner of lands described in Volume 430 of Deeds at page 99, as Document No. 310235 of Waukesha County records; thence North 32° 22' East on the Southeasterly line of the said lands 420.5 feet to the center line of the Delafield Road; thence South 47° 15' East on said center line of Delafield Road 93.24 feet to the Northwest corner of lands described in Volume 389 of Deeds at page 21, as Document No. 280575 of Waukesha County Records; thence South 36° 11' 56" West on the Northwesterly line of the said lands described in Document No. 280575, 372.64 feet to beginning.

PROPERTY ADDRESS: 1404 Milwaukee St Delafield, WI 53018-1635

DATED: April 14, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.