

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2025CV000932

v.

Michael W. Wallschlaeger, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 29, 2025 in the amount of \$238,364.40, 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

November 25, 2026

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

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, IN TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 88 DEG. 16' EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 543.30 FEET TO A POINT; THENCE NORTH 1 DEG. 48' WEST ON A LINE, 1200.75 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 1 DEG. 48' WEST ON A LINE, 348.65 FEET TO A POINT IN THE CENTERLINE OF SCHLEI ROAD; THENCE WEST ALONG THE CENTERLINE OF SAID SCHLEI ROAD, 347.00 FEET TO A POINT; THENCE SOUTH 2 DEG. 17' 34" WEST ON A LINE, 210.06 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO THE CENTERLINE OF SAID SCHLEI ROAD, 138.00 FEET TO A POINT; THENCE SOUTH 1 DEG. 48' EAST ON A LINE, 138.65 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL TO THE CENTERLINE OF SAID SCHLEI ROAD, 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, IN TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER, SECTION 6, TOWNSHIP 8 NORTH, RANGE 20 EAST; THENCE NORTH 88 DEG. 18' EAST ON THE WEST 1/4 LINE, 1732.80 FEET THENCE NORTH 01 DEG. 32' EAST, 1391.15 FEET; THENCE SOUTH 89 DEG. 51' EAST 180.00 FEET; THENCE NORTH 00 DEG. 10' EAST, 204.94 FEET; THENCE SOUTH 89 DEG. 51' EAST, 60 FEET; THENCE SOUTH 00 DEG. 10' EAST, 204.94 FEET; THENCE SOUTH 89 DEG. 51' EAST, 671.90 FEET; THENCE NORTH 01 DEG. 48' WEST, 205.00 FEET; THENCE SOUTH 89 DEG. 51' EAST, 27.52 FEET; THENCE EAST 32.50 FEET; THENCE SOUTH 01 DEG. 48' EAST, 348.65 FEET TO THE POINT OF BEGINNING OF

THIS DESCRIPTION; THENCE EAST 500.00 FEET; THENCE SOUTH 01 DEG. 48' EAST, 300.00 FEET; THENCE WEST 500.00 FEET; THENCE NORTH 01 DEG. 48' WEST 300.00 FEET TO THE POINT OF BEGINNING.

Street Address: N94 W21133 Schlei Rd, Menomonee Falls, WI 53151

Tax Key No. MNFV0021-989-001

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

DATED on 10-12-2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00479

NOTE: This law firm is a debt collector.