

STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

WAUKESHA STATE BANK,
Plaintiff,

v.

Case No. 2024CV1854
Case Codes: 30301, 30404

RC'S LINCOLN PUB, LLC,
PREUSS ENTERPRISES CORPORATION, AND
RAYMOND W. PREUSS
Defendants.

NOTICE OF FORECLOSURE SALE
506-514 LINCOLN AVE., WAUKESHA, WISCONSIN

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 15, 2025, on the amount owed of \$127,163.97, the Sheriff of Waukesha County, Wisconsin, will sell the described premises at public auction as follows:

DATE/TIME: June 25, 2025, at 10:00 a.m.

PLACE: Lobby of the Sheriff's Department Law Enforcement Center,
Door #8
Waukesha County Courthouse
515 West Moreland Blvd.
Waukesha, WI 53188

DESCRIPTION: Parcel I:

Tax ID Nos.: Lot 12 in Park Addition to Waukesha, being a redivision of
WAKC1303308 & Mineral Spring Block, Hadfield's Addition to Waukesha,
WAKC1303310 being a part of the Southwest 1/4 of Section 2, in Township 6
North, Range 19 East, in the City of Waukesha, Waukesha
County, Wisconsin, excepting therefrom the West 56 feet
thereof.

Also all that part of Lot 13 in Park Addition to Waukesha, being a redivision of Mineral Spring Block, Hadfield's Addition to Waukesha, being a part of the Southwest 1/4 of Section 2, in Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows, to wit: Commencing at the Southeast corner of a brick building standing on said lot, said corner being 56.7 feet Easterly from the Southwest corner of said lot and on the South line of said lot; thence North and along the

East wall of said building and the extension of such line, 46 feet to the North line of said lot; thence East on said North line, 34 feet to a stake set 45 feet West from the Northeast corner of said lot; thence South 45.7 feet to the South line of said lot; thence Westerly along said South line, 34 feet more or less, to the place of beginning.

Also the East 45 feet of Lot 13 in Park Addition to Waukesha, being a redivision of Mineral Spring Block, Hadfield's Addition to Waukesha, being a part of the Southwest 1/4 of Section 2, in Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

Parcel II:

Lot 14 and the South 1/2 of the vacated alley adjoining said lot on the North in Park Addition to Waukesha, being a redivision of Mineral Spring Block, Hadfield's Addition to Waukesha, being a part of the Southwest 1/4 of Section 2, in Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

**PROPERTY
ADDRESS:**

506-514 Lincoln Ave., Waukesha, Wisconsin

TERMS:

Ten percent of the successful bid must be paid to the sheriff at the time of the sale in cash, cashier's check or certified check, payable to the clerk of courts (personal checks cannot be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified check no later than ten days after the court's confirmation of the sale or else the 10 percent down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

Plaintiff's Attorney:

Caleb R. Gerbitz

Meissner Tierney

Fisher & Nichols S.C.

111 East Kilbourn Ave. 19th Floor

Milwaukee, WI 53202

(414) 273-1300

Dated: 5-12-2025

Eric Severson

Eric J. Severson, Sheriff

Office of the Sheriff Waukesha County, WI

Meissner Tierney Fisher & Nichols S.C. is attempting to collect a debt and any information obtained that 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.