

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Wisconsin Housing and Economic Development Authority

Plaintiff,

v.

Case No. 2025CV002413

Katelyn Ruth, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 7, 2026 in the amount of \$185,351.82, 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

August 12, 2026

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

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER, SECTION 23, TOWNSHIP 8 NORTH, RANGE 19 EAST; THENCE EAST ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION (C/L MAIN STREET) 440.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00° 51' EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 208.90 FEET; THENCE EAST 55.84 FEET; THENCE SOUTH 00° 51' WEST ON THE WESTERLY R/W OF ELMWOOD AVENUE 208.90 FEET; THENCE WEST ON SAID SOUTH LINE 55.84 FEET TO THE POINT OF BEGINNING.

Street Address: N64W23908 Main Street, Sussex, WI 53089
Tax Key No. SUXV0235945

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

DATED on 08-26-2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-01534

NOTE: This law firm is a debt collector.