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STATE OF WISCONSIN: CIRCUIT COURT: WAUKESHA COUNTY

Village Capital & Investments, LLC,

Plaintiff,

vs.

Estate of Travis Guyder,

Defendant.

NOTICE OF SHERIFF'S SALE

Case Number: 2025CV002082

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 4, 2026, in the amount of $365,200.15, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: **December 9, 2026, at 10:00AM**

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Waukesha County Sheriff's Department. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: in the Lobby of the Sheriff's Department Justice Center, 515 W. Moreland Blvd, Waukesha, WI

Property description:
Lots Five (5) and Six (6) in Block "A" in Quinlan`s Addition to the Village of Pewaukee, being a part of the Northeast One-Quarter (1/4) of Section Eight (8), in Township Seven (7) North, Range Nineteen (19) East in the Village of Pewaukee, Waukesha County, Wisconsin, except that portion of Lot Five (5) as described as follows: Beginning at the Southwest corner of said Lot 5; thence North along the West line of Lot 5, 115.00 feet to the Northwest corner thereof; thence Southeasterly along the North line of said Lot 5.00 feet, thence Southerly 113.76 feet to the place of beginning.
Tax Key No: PWV 0893004
Property Address: 309 Quinlan Drive, Pewaukee, WI 53072

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 29th day October, 2026

Eric Severson

Waukesha County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.