

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

WAUKESHA COUNTY

TOWD POINT MORTGAGE TRUST 2018-2, U.S.  
BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE

Plaintiff

Vs.

JUSTIN GEIER; WAUKESHA COUNTY CLERK OF  
CIRCUIT COURT; WISCONSIN DEPARTMENT OF  
CHILDREN AND FAMILIES;

Defendants

**NOTICE OF SHERIFF'S SALE**  
Case No. 2025CV000687

Case Code No. 30404

RECEIVED JAN 20 2026

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 26, 2025, in the amount of \$183,737.68, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** **March 11, 2026 at 10:00 am**

**TERMS:**

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

**PLACE:** MAIN LOBBY OF THE WAUKESHA COUNTY SHERIFF DEPT. JUSTICE CENTER, DOOR #8, 515 W. MORELAND BLVD., WAUKESHA, WI 53188

**Property description:**

THE EAST 20 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, EXCEPTING THEREFROM THE FOLLOWING:

(A) ALL THAT PART OF THE EAST 20 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, THAT LIES NORTH OF THE CENTER LINE OF COUNTY TRUNK HIGHWAY "K" AS THE SAME NOW EXISTS.

(B) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE SAID 1/4 SECTION DISTANT SOUTH 301.10 FEET FROM THE CENTER OF THE SAID SECTION; THENCE SOUTH 88° 37.5' WEST, 241.20 FEET; THENCE NORTH AND PARALLEL WITH THE AFORESAID EAST LINE OF 1/4 SECTION, 263.17 FEET TO THE CENTER LINE OF COUNTY TRUNK HIGHWAY "K"; THENCE SOUTH 88° 20' WEST ON SAID CENTER LINE, 457.30 FEET TO FENCE BOUNDARY; THENCE SOUTH 0° 19' WEST, 400.97 FEET; THENCE NORTH 88° 37.5' EAST, 700.69 FEET; THENCE NORTH ON EAST LINE OF SAID 1/4 SECTION, 140 FEET TO BEGINNING.

(C) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILALGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID 1/4 SECTION DISTANT SOUTH 441.10 FEET FROM THE CENTER OF THE SAID SECTION; THENCE CONTINUING SOUTH ON 1/4 LINE, 140.0 FEET; THENCE SOUTH 88° 37.5' WEST, 701.46 FEET TO FENCE BOUNDARY; THENCE NORTH 0° 19' EAST ON FENCE BOUNDARY, 140.00 FEET; THENCE NORTH 88° 37.5' EAST, 700.69 FEET TO BEGINNING.

(D) ALL THAT PART OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAHEOF LISBON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID 1/4 SECTION DISTANT SOUTH 581.10 FEET FROM THE CENTER OF THE SAID SECTION; THENCE CONTINUING SOUTH ON THE 1/4 LINE, 140.0 FEET; THENCE SOUTH 88° 37.5' WEST, 702.23 FEET TO FENCE BOUNDARY; THENCE NORTH 0° 19' EAST ON FENCE BOUNDARY, 140.0 FEET; THENCE NORTH 88° 37.5' EAST, 701.46 FEET TO BEGINNING.

(E) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAHE OF LISBON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID 1/4 SECTION DISTANT SOUTH 721.10 FEET FROM THE CENTER OF THE SAID SECTION; THENCE CONTINUING SOUTH ON THE 1/4 LINE, 140.0 FEET; THENCE SOUTH 88° 37.5' WEST, 706 FEET MORE OR LESS TO FENCE BOUNDARY; THENCE NORTH 0° 19' EAST ON FENCE BOUNDARY, 140.0 FEET; THENCE NORTH 88° 37.5' EAST, 702.23 FEET TO BEGINNING.

(F) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, LOCATED AND BOUNDED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH 1/4 LINE OF THE SAID SECTION, WHICH IS 861.10 FEET SOUTH OF A STEEL STAKE ON THE NORTH SIDE OF HIGHWAY K, MARKING THE CENTER OF THE SAID SECTION; THENCE CONTINUING SOUTH 150.00 FEET; THENCE SOUTH 88° 37' 30" WEST 706.00 FEET; THENCE NORTH 150.00 FEET; THENCE NORTH 88° 37' 30" EAST 706.00 FEET TO THE PLACE OF COMMENCEMENT.

(G) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, LOCATED AND BOUNDED AS FOLLOWS: COMMENCING AT A STEEL STAKE ON THE NORTH SIDE OF HIGHWAY K, WHICH STAKE MARKS THE CENTER OF SAID SECTION 34, THENCE SOUTH ON THE SOUTH 1/4, LINE, 1011.1 FEET TO THE POINT OF COMMENCEMENT OF THE BOUNDARIES OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH ON THE 1/4 LINE, 123.75 FEET; THENCE SOUTH 88° 37' 30" WEST ALONG THE NORTHERLY BOUNDARY OF A 2 ACRE TRACT, 706.0 FEET; THENCE NORTH 123.75 FEET; THENCE NORTH 88° 37' 30" EAST, 706.0 FEET TO THE POINT OF COMMENCEMENT.

(H) ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE DISTANT SOUTH 1258.60 FEET FROM THE CENTER OF THE SAID SECTION; THENCE SOUTH 88° 18' WEST ON ANCIENT FENCE BOUNDARY, 706 FEET; THENCE NORTH 123.75 FEET; THENCE NORTH 88° 18' EAST, 706 FEET TO 1/4 LINE AFORESAID; THENCE SOUTH 123.75 FEET TO BEGINNING.

(I) PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF LISBON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: ALL THAT LAND LYING 50 FEET SOUTHERLY OF (AS MEASURED NORMAL TO) THE FOLLOWING DESCRIBED REFERENCE LINE: COMMENCING AT THE CENTER OF SAID SECTION; THENCE 33 FEET SOUTH 01° 26' 30" WEST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE 241.20 FEET NORTH 89° 07' 50" WEST TO THE POINT OF ENDING OF THE REFERENCE LINE AND THE WEST PROPERTY LINE OF THE OWNER EXTENDED. EXCEPTING THOSE LANDS LYING BETWEEN THE ABOVE REFERENCE LINE AND THE CENTERLINE OF C.T.H. "K" AS IT EXISTED PRIOR TO JANUARY 1, 1960.

Tax Key No.: LSBT0279999

Property Address: W 245 N 5191 SWAN ROAD, PEWAUKEE, WISCONSIN 53072

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Dated this 20<sup>th</sup> day of January, 2026

Eric Severson

ERIC J. SEVERSON  
WAUKESHA COUNTY SHERIFF OR DESIGNEE

Johnson, Blumberg & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.