

STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

MARINE CREDIT UNION,
Plaintiff,

Case No: 24 CV 1592

Case Code: 30404

Case Type: Foreclosure of Mortgage

-v-

KENNETH R. GEROU, et al.,

Defendants.

NOTICE OF SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 15, 2025 in the amount of \$223,906.42, the Sheriff will sell the described premises at public auction as follows:

TIME: November 26, 2025 at 10:00 a.m.

TERMS: 10% of the successful bid must be paid to the sheriff at the sale in cash, money order or certified funds payable to Waukesha Sheriff Department. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than 10 days after the court's confirmation of the sale; failure to pay balance due will result in forfeit of deposit to the plaintiff. Property to be sold as a whole "as is, where is" and subject to all legal liens and encumbrances, tenant rights and leases, outstanding and accruing real estate taxes, special assessments, penalties and interest, if any. Purchaser to pay Wisconsin real estate transfer tax, costs of recording and all costs of sale.

PLACE: Main Lobby of the Sheriff's Department Justice Center, Door #8, 515 W. Moreland Blvd., Waukesha, WI

DESCRIPTION: Lot 2 of Certified Survey Map No. 4138 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on January 28, 1982 in Volume 32 of Certified Survey Maps, at Page 265, as Document No. 1175694, being a redivision of Lot 8 of Delafield Estates North, a redivision of Parcel 1 of CSM No. 3464, Parcels 2 and 3 of CSM No. 3403, and unplatted lands all in the Northeast ¼ of Section 2, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

TAX KEY NO.: DELT0725008001

ADDRESS: W290N4595 Tolbert Lane, Hartland, WI

DATED: This 10th day of October, 2025.

Eric Severson

Eric J. Severson
Waukesha County Sheriff

Vande Zande & Kaufman, LLP
Attorney Sam Kaufman
PO Box 430
Waupun, WI 53963-0430
(920)324-2951

This is an attempt to collect a debt and any information obtained will be used for those purposes.