RECEIVED OCT 29 2026

STATE OF WISCONSIN | CIRCUIT COURT CIVIL DIVISION | WAUKESHA COUNTY

SELECT PORTFOLIO SERVICING, INC.
Plaintiff

Vs.

RACHEL R. KITZAN A/K/A RACHEL KITZAN; JASON A. TEGGATZ A/K/A JASON TEGGATZ; U.S. BANK NATIONAL ASSOCIATION; THE HUNTINGTON NATIONAL BANK;
Defendants

NOTICE OF SHERIFF'S SALE
Case No. 2026CV000391

Case Code No. 30404

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 5, 2026, in the amount of $176,074.14, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: **December 9, 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:

LOT 35, BLOCK 1, VILLAGE MEADOWS ADDITION NO. 2, BEING A REDIVISION OF OUTLOT 1, BLOCK 1 AND OUTLOT 1,
BLOCK 3 OF VILLAGE MEADOWS SUBDIVISION AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Tax Key No.: DOUV1594183

Property Address: 210 CRAMER AVENUE, DOUSMAN, WISCONSIN 53118

Michael C. Timothy
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Attorney for Plaintiff
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Dated this 29th day of October, 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.