

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Freedom Mortgage Corporation

Plaintiff,

Case No. 2025CV000394

v.

225 North Inc.

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 20, 2025 in the amount of \$238,379.28, 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

September 24, 2025

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

LOT 4, IN BLOCK "A", IN GRIFFIN'S ADDITION, A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 AND A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, IN TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

EXCEPTING THEREFROM 45 FEET OFF THE SOUTHEASTERLY END OF SAID LOT 4. FURTHER EXCEPTING THEREFROM THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED ON JULY 5, 1968, IN VOLUME 1128, PAGE 259, AS DOCUMENT NO. 717130.

Street Address: 735 E. North Street, Waukesha, WI 53188

Tax Key No. WAKC1000086

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

DATED on 8-6-25

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00176

NOTE: This law firm is a debt collector.