

RECEIVED MAR 28 2026

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Deutsche Bank Trust Company Americas, as Trustee for  
Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-  
Through Certificates, Series 2007-QS9

Plaintiff,

Case No. 2025CV002223

v.

The Estate of Tracey L. Shimek, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 22, 2026 in the amount of \$165,574.74, 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

**May 13, 2026**

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

LOT 71, PHOENIX HEIGHTS ADDITION NO. 3, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

Street Address: 1246 Lombardi Way, Waukesha, WI 53186  
Tax Key No. WAKC 1302-488

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

DATED on 3-28-2026

**Eric Severson**

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-25-00425

**NOTE: This law firm is a debt collector.**