

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Fairway Independent Mortgage Corporation

Plaintiff,

Case No. 2024CV000387

v.

Caleb Kostrzewa, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 26, 2024 in the amount of \$312,500.16, 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

February 11, 2026

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

LOT 3, IN BLOCK H, IN HIDDEN LAKES, BEING A PART OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4, THE SOUTHWEST AND SOUTHEAST 1/4'S OF THE SOUTHWEST 1/4 OF SECTION 18 AND PART OF THE SOUTHWEST AND NORTHWEST 1/4'S OF THE NORTHEAST 1/4, THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST 1/4'S OF THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 5 NORTH, RANGE 19 EAST, VILLAGE OF VENRON (FORMERLY TOWN OF VERNON), COUNTY OF WAUKESHA COUNTY, STATE OF WISCONSIN..

Street Address: W277S8860 Lakeside Drive, Mukwonago, WI 53149
Tax Key No. VNT 2090106

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: 12-29-2025**Eric Severson**

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00278

NOTE: This law firm is a debt collector.