

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Fairway Independent Mortgage Corporation

Plaintiff,  
v.

Case No. 2024CV000387

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. § 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.**