

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

MCLP Asset Company, Inc

Plaintiff,

Case No. 2025CV000121

v.

Janice Gardner a/k/a Janice M. Gardner, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 26, 2025 in the amount of \$248,488.57, 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

**April 8, 2026**

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

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 5058, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 20 EAST IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

Street Address: 3085 S Wehr Road, New Berlin, WI 53146

Tax Key No. NBC 1184.993

**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: February 5th 2026

**Eric Severson**

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00032

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