

RECEIVED JUN 17 2025

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MILWAUKEE COUNTY

WATERSTONE BANK SSB,

Plaintiff,

vs.

Case No. 2025CV000946

WI LAND CONTRACTS, LLC, et. al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and Sale entered in the above entitled action on the 13th day of May 2025, in the amount of \$1,041,189.45, the undersigned Sheriff of Waukesha County, Wisconsin will sell at public auction in the Lobby of the Sheriff's Department Law Enforcement Center, at Door #8, 515 West Moreland Blvd., Waukesha, Wisconsin 53188, on the 27th day of August 2025, at 10:00 o'clock a.m., the real estate and mortgaged property directed by said Judgment to be sold, and therein described as follows:

LEGAL DESCRIPTION:

Parcel 16:

That part of the Southwest One-quarter (1/4) of Section Two (2), Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, described as follows: Commencing at a point where the centerline of Hartwell Avenue intersects the centerline of Broadway; thence North 61°30'00" West, 124.65 feet to a point in the centerline of Broadway, which is the point of commencement; thence South 24°25'00" West, 177.00 feet; thence South 74°11'00" East, 54.104 feet (formerly 54.00 feet and 1-1/4 inches) to a point which is 130.042 feet (formerly 130.00 feet and 1/2 inch) Northwesterly from the centerline of Hartwell Avenue, said point in the center of Hartwell Avenue being 151.75 feet (formerly 151.00 feet and 9.00 inches) South of the point of intersection of the centerline of Broadway with said Hartwell Avenue; thence North 29°27'00" East, 164.708 feet (formerly 164.00 feet and 8-1/2 inches) to the centerline of Broadway; thence North 61°30'00" West along the centerline of Broadway, 68.146 feet (formerly 68.00 feet and 1-3/4 inches) to the place of beginning. EXCEPTING THEREFROM that portion of said piece of land used for street purposes.

P.O. Address: 425 East Broadway, Waukesha, WI 53186

Parcel Identification No.: WAKC1303931

TERMS OF SALE: 10% of purchase price at time of sale-cash or certified funds.
Balance due upon confirmation of sheriff's sale.
Successful bidder to pay transfer fee.

Dated at Waukesha, Wisconsin on June 17th, 2025.

Eric Severson

Eric J. Severson
Sheriff of Waukesha County, Wisconsin

WaterStone Bank SSB
11200 West Plank Court
Wauwatosa, WI 53226
Foreclosure Sale Info Line: (414) 459-4115