

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

WAUKESHA COUNTY

AJAX MORTGAGE LOAN TRUST 2021-F,
MORTGAGE-BACKED SECURITIES, SERIES
2021-F, BY U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE TRUSTEE
Plaintiff

NOTICE OF SHERIFF'S SALE
Case No. 2023CV001799

Vs.

Case Code No. 30404

TERRY KRUEGER; LISA KRUEGER;
COTTONWOOD FINANCIAL WISCONSIN, LLC;
WAUKESHA COUNTY CLERK OF COURTS;
NATIONAL CREDIT ADJUSTERS, LLC; SHORT
TERM FINANCIAL, LLC D/B/A AMERICCASH
LOANS; EMS- GREENFIELD; WISCONSIN
DEPARTMENT OF REVENUE;

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 8, 2024, in the amount of \$215,543.29, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: November 11, 2026 at 10:00 am

TERMS:

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: MAIN LOBBY OF THE WAUKESHA COUNTY SHERIFF DEPT. JUSTICE CENTER,
DOOR #8, 515 W. MORELAND BLVD., WAUKESHA, WI 53188

Property description:

LOT 28, SUNSET FARMS, BEING A SUBDIVISION OF PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 19 EAST, IN THE VILLAGE OF VERNON, WAUKESHA COUNTY, WISCONSIN. ALSO: ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF VERNON, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 28 IN SUNSET FARMS, A RECORDED SUBDIVISION IN SAID SOUTHEAST 1/4; THENCE NORTH 75° 12' 00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 28, 191.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 09° 29' 08" EAST, 217.63 FEET; THENCE SOUTH 81° 17' 46" WEST, 233.39 FEET; THENCE NORTH 02° 38' 30" EAST, 201.16 FEET TO THE PLACE OF BEGINNING.

Tax Key No.: VNT2024028

Property Address: S70W23305 MILLBROOK CIRCLE S., BIG BEND, WISCONSIN 53103

Michael C. Timothy
State Bar No. 1032915
Attorney for Plaintiff
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Dated this 2 day of October, 2026

Eric Severson

ERIC J. SEVERSON
WAUKESHA COUNTY SHERIFF OR DESIGNEE

Johnson, Blumberg & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.