STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

TH MSR Holdings LLC

Plaintiff,

Case No. 2024CV001788

v.

Andrew Merkel a/k/a Andrew Thomas Merkel, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 1, 2026 in the amount of $225,345.53, 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

**December 9, 2026**

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

LOT 4, IN BLOCK "A", OF WILLIAM NEHS FIRST ADDITION TO THE VILLAGE OF MENOMONEE FALLS, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, STATE OF WISCONSIN.

Street Address: N88W17121 Main St, Menomonee Falls, WI 53051
Tax Key No. MNFV0011168

**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 10/29/2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-01009
**NOTE: This law firm is a debt collector.**