

RECEIVED JUN 03 2025

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Freedom Mortgage Corporation

Plaintiff,

Case No. 2024CV000815

v.

Jeremy Foss, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 30, 2024 in the amount of \$216,407.27, 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

July 23, 2025

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

LOT ONE (1) IN BLOCK LETTERED "C" IN HICKORY GROVE ADDITION TO THE VILLAGE, NOW CITY OF WAUKESHA, BEING PART OF THE NORTHWEST 1/4 OF SECTION TWO (2), TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

Street Address: 801 E. Main Street, Waukesha, WI 53186

Tax Key No. WAKC1302225

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 6-3-2025

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00541

NOTE: This law firm is a debt collector.