

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2025CV002398

v.

Rachel Kitzan a/k/a Rachel R. Kitzan, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on 04/15/2026 in the amount of \$37,671.20, 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 22, 2026

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

LOT 35, BLOCK 1, VILLAGE MEADOWS ADDITION NO. 2, BEING A REDIVISION OF OUTLOT 1, BLOCK 1 AND OUTLOT 1, BLOCK 3 OF VILLAGE MEADOWS SUBDIVISION AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Street Address: 210 Cramer Avenue, Dousman, WI 53118
Tax Key No. DOUV1594183

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: June 8th, 2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-01030

NOTE: This law firm is a debt collector.