

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Wells Fargo Bank, N.A.

Plaintiff,

NOTICE OF FORECLOSURE SALE

vs.

Case No. 25-CV-000537

Matthew W. Behling, Wells Fargo Bank, N.A., AMERICAN
EXPRESS NATIONAL BANK c/o Zwicker & Associates, PC and
Absolute Resolutions Investments, LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 20, 2025 in the amount of \$122,229.90 the Sheriff will sell the described premises at public auction as follows:

TIME: April 8, 2026 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, IN TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA N/K/A VILLAGE OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING SOUTH 0° 14' WEST, 2249.4 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND BEING ALSO NORTH 0° 14' EAST, 450.17 FEET DISTANT FROM THE INTERSECTION OF SAID EAST LINE OF SAID NORTHEAST 1/4 WITH THE CENTER LINE OF THE NORTH TRACT OF THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, THENCE S 89° 13' WEST, 1345.31 FEET TO THE PLACE OF BEGINNING AT THE NORTHEASTERLY CORNER OF THE LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 89° 13' WEST, 132 FEET; THENCE SOUTH 0° 47' EAST, 331.30 FEET TO THE NORTH LINE OF THE RIGHT-OF-WAY OF THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY; THENCE NORTH 88° 27' EAST ALONG SAID NORTHERLY LINE, 132 FEET; THENCE NORTH 0° 47' WEST, 331.66 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: S17W22253 Anoka Ave Waukesha, WI 53186-1411

DATED: January 28, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.