

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2025CV000932

v.

Michael W. Wallschlaeger, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 29, 2025 in the amount of \$238,364.40, 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

January 28, 2026

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

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, IN TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 88 DEG. 16' EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 543.30 FEET TO A POINT; THENCE NORTH 1 DEG. 48' WEST ON A LINE, 1200.75 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 1 DEG. 48' WEST ON A LINE, 348.65 FEET TO A POINT IN THE CENTERLINE OF SCHLEI ROAD; THENCE WEST ALONG THE CENTERLINE OF SAID SCHLEI ROAD, 347.00 FEET TO A POINT; THENCE SOUTH 2 DEG. 17' 34" WEST ON A LINE, 210.06 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO THE CENTERLINE OF SAID SCHLEI ROAD, 138.00 FEET TO A POINT; THENCE SOUTH 1 DEG. 48' EAST ON A LINE, 138.65 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL TO THE CENTERLINE OF SAID SCHLEI ROAD, 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, IN TOWNSHIP 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER, SECTION 6, TOWNSHIP 8 NORTH, RANGE 20 EAST; THENCE NORTH 88 DEG. 18' EAST ON THE WEST 1/4 LINE, 1732.80 FEET THENCE NORTH 01 DEG. 32' EAST, 1391.15 FEET; THENCE SOUTH 89 DEG. 51' EAST 180.00 FEET; THENCE NORTH 00 DEG. 10' EAST, 204.94 FEET; THENCE SOUTH 89 DEG. 51' EAST, 60 FEET; THENCE SOUTH 00 DEG. 10' EAST, 204.94 FEET; THENCE SOUTH 89 DEG. 51' EAST, 671.90 FEET; THENCE NORTH 01 DEG. 48' WEST, 205.00 FEET; THENCE SOUTH 89 DEG. 51' EAST, 27.52 FEET; THENCE EAST 32.50 FEET; THENCE SOUTH 01 DEG. 48' EAST, 348.65 FEET TO THE POINT OF BEGINNING OF

THIS DESCRIPTION; THENCE EAST 500.00 FEET; THENCE SOUTH 01 DEG. 48' EAST, 300.00 FEET; THENCE WEST 500.00 FEET; THENCE NORTH 01 DEG. 48' WEST 300.00 FEET TO THE POINT OF BEGINNING.

Street Address: N94 W21133 Schlei Road, Menomonee Falls, WI 53151
Tax Key No. MNFV0021-989-001

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 12/15/2025

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-00479

NOTE: This law firm is a debt collector.