

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

WAUKESHA COUNTY

SELECT PORTFOLIO SERVICING, INC.
Plaintiff**NOTICE OF SHERIFF'S SALE**
Case No. 2026CV000391

Vs.

Case Code No. 30404

RACHEL R. KITZAN A/K/A RACHEL KITZAN;
JASON A. TEGGATZ A/K/A JASON
TEGGATZ; U.S. BANK NATIONAL
ASSOCIATION; THE HUNTINGTON
NATIONAL BANK;

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 5, 2026, in the amount of \$176,074.14, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: August 12, 2026 at 10:00 am**TERMS:**
1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.**PLACE:** MAIN LOBBY OF THE WAUKESHA COUNTY SHERIFF DEPT. JUSTICE
CENTER, DOOR #8, 515 W. MORELAND BLVD., WAUKESHA, WI 53188**Property description:**

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.

Tax Key No.: DOUV1594183**Property Address:** 210 CRAMER AVENUE, DOUSMAN, WISCONSIN 53118Michael C. Timothy
State Bar No. 1032915
Attorney for Plaintiff
633 W. Wisconsin Avenue, Suite 408
Milwaukee, WI, 53203
Phone: 312-541-9710
Mailing Address:
30 N. LaSalle St., Suite 3650
Chicago, IL 60602
Email:Dated this 7th day of July, 2026**Eric Severson**ERIC J. SEVERSON
WAUKESHA COUNTY SHERIFF OR DESIGNEE

WisconsinPleadings@johnsonblumberg.com

Johnson, Blumberg & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.