

MARINE CREDIT UNION,  
Plaintiff,

Case No: 24 CV 1592

Case Code: 30404

Case Type: Foreclosure of Mortgage

-v-

KENNETH R. GEROU  
NIKOL S. GEROU  
MATTHEW J CREHAN  
UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE  
AMIR ADAM  
ACUITY A. MUTUAL INSURANCE COMPANY  
CITIZENS BANK  
STATE OF WISCONSIN, DEPARTMENT OF REVENUE  
FIRST AMERICAN BANK  
STRATEGIC FUNDING SOURCE, INC.  
WAUKESHA STATE BANK  
JEFFERSON CAPITAL SYSTEMS, LLC,

Defendants.

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**NOTICE OF SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 15, 2025 in the amount of \$223,906.42, the Sheriff will sell the described premises at public auction as follows:

TIME: July 23, 2025 at 10:00 a.m.

TERMS: 10% of the successful bid must be paid to the sheriff at the sale in cash, money order or certified funds payable to Waukesha Sheriff Department. 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 10 days after the court's confirmation of the sale; failure to pay balance due will result in forfeit of deposit to the plaintiff. Property to be sold as a whole "as is, where is" and subject to all legal liens and encumbrances, tenant rights and leases, outstanding and accruing real estate taxes, special assessments, penalties and interest, if any. Purchaser to pay Wisconsin real estate transfer tax, costs of recording and all costs of sale.

PLACE: Main Lobby of the Sheriff's Department Justice Center, Door #8, 515 W. Moreland Blvd., Waukesha, WI

DESCRIPTION: Lot 2 of Certified Survey Map No. 4138 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on January 28, 1982 in Volume 32 of Certified Survey Maps, at Page 265, as Document No. 1175694, being a redivision of Lot 8 of Delafield Estates North, a redivision of Parcel 1 of CSM No. 3464, Parcels 2 and 3 of CSM No. 3403, and unplatted lands all in the Northeast ¼ of Section 2, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

TAX KEY NO.: DELT0725008001

ADDRESS: W290N4595 Tolbert Lane, Hartland, WI

DATED: This 29th day of May, 2025.

**Eric Severson**

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Eric J. Severson  
Waukesha County Sheriff

Vande Zande & Kaufman, LLP  
Attorney Sam Kaufman  
PO Box 430  
Waupun, WI 53963-0430  
(920)324-2951