

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Associated Bank, N.A.

Plaintiff,

Case No. 2025CV002033

v.

Kenneth P. Sharon a/k/a Kenneth Sharon, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 22, 2025 in the amount of \$83,185.11, 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

March 25, 2026

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

UNIT 606, TOGETHER WITH SAID UNIT'S UNDIVIDED APPURTENANT INTEREST IN THE COMMON ELEMENTS (AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT) ALL IN WILLOW POND CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON APRIL 9, 2007 AS DOCUMENT NO. 3470857, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO AND BY A CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO. SAID CONDOMINIUM BEING LOCATED IN THE CITY OF OCONOMOWOC, COUNTY OF WAUKESHA, STATE OF WISCONSIN ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

PARCEL 2: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, CREATED BY A LAKE ACCESS EASEMENT RECORDED APRIL 28, 1998 AS DOCUMENT NO. 2312739.

PARCEL 3: A NON-EXCLUSIVE SIGN EASEMENT GRANTED TO STEVEN C. BOYSA AND GRACE E. BOYSA, HUSBAND AND WIFE, RECORDED ON APRIL 28, 1998 AS DOCUMENT NO. 2312740, FOR THE BENEFIT OF PARCEL 1.

Street Address: 1061 Regent Road, Unit 606, Oconomowoc, WI 53066

Tax Key No. OCOC0614960006

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 February 6th 2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-01227

NOTE: This law firm is a debt collector.