

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

**HSBC MORTGAGE SERVICES INC.,**

Plaintiff,

vs.

Case No. 15 CV 1865

**DEBRA K. THOMPSON,**

**VALLEY FORGE CONDOMINIUM ASSOCIATION INC.,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

**NOTICE OF FORECLOSURE SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$134,559.91 entered by the court on October 27, 2015, the undersigned Sheriff of Waukesha County, Wisconsin, will sell the following described real estate.

Unit 254, Building B, together with said Unit's undivided interest in the common area and facilities, along with the exclusive use and right of easement of and in the limited common areas appurtenant to said Unit, in Valley Forge 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 June 27, 1973, on Reel 44, Image 1452, as Document No. 855120, as amended by Affidavit recorded February 19, 1974, on Reel 68, Image 1008, as Document No. 873831, said condominium being located in the Village of Pewaukee, County of Waukesha, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. PWV 0925.101.017

Street Address: 254 Morris Street, Pewaukee, WI 53072

Place of Sale: Lobby of the Sheriff's Dept. Justice Center, door #8, 515 W. Moreland Blvd, Waukesha, WI

Date & Time of Sale: February 3, 2016 at 10:00 a.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited to unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: 12-15-15

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Drive, Suite 120  
Waukesha, Wisconsin 53188  
(262) 523-6400

**Eric Severson**

Eric J. Severson, Sheriff

Waukesha County