

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

U.S. BANK NATIONAL ASSOCIATION,  
AS SUCCESSOR BY MERGER OF  
U.S. BANK NATIONAL ASSOCIATION ND,

Plaintiff,

vs.

KRISTINE MICKELSON, et al.,

Defendants.

CASE NO.: 15-CV-1655  
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

2016 MAR 25 AM 11:07  
WAUKESHA SHERIFF DEPT  
RECORD DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on 10/27/2015, in the amount of \$144,165.91, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard, City of Waukesha, County of WAUKESHA, State of Wisconsin on **05/04/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Unit B-1 in Building B, together with an undivided interest in and to the common elements and facilities set forth in the declaration of condominium for Willow Grove Tudor Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on November 30, 1978 on Reel 335, Images 1161 to 1165 as Document No. 1074651 and as amended. Located in the Village of Pewaukee, Waukesha County, Wisconsin.

The above property is located at: 1334 Greenhedge Road Unit B-1, Pewaukee, WI, 53072

Tax Key No.: PWV 0904 064

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale.

Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 25<sup>th</sup> day of March, 2016, at Waukesha, Wisconsin.

**Eric Severson**

Eric J. Severson  
SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
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Milwaukee, WI 53212  
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**Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.**