
CAPITAL CREDIT UNION,

Plaintiff

NOTICE OF SHERIFF'S SALE

v.

Case No. **24 CV 1548**

ANDREW H. LITKOWIAK,

Mortgagor Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 13, 2025, in the amount of \$568,630.29, the Sheriff will sell the described premises at public auction as follows:

DATE / TIME: May 14, 2025 at 10:00 a.m.

TERMS:

1. 10% down in cash, cashier's check or certified funds, payable to Waukesha County Sheriff's Office at the time of sale (personal checks cannot and will not be accepted); balance due within ten (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.*

PLACE: Lobby of the Sheriff's Department, Law Enforcement Center
Door #8, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION / PARCEL #:

Lot One (1) of Certified Survey Map No. 10507, as recorded on February 21, 2008, in Vol. 100 of Certified Survey Maps, Pages 193-196, as Doc. No. 3547507, being a redivision of Parcel One (1), Certified Survey Map No. 2854, being a part of the Southwest Quarter (SW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ of the NW ¼) of Section Fifteen (15), Township Five (5) North, Range Seventeen (17) East, in the Town of Eagle, Waukesha County, Wisconsin.

Parcel ID No. EGLT1786998003

PROPERTY ADDRESS:

W365S8211 State Road 67, Eagle, WI

DATE: March 19th, 2025

Eric Severson

Eric J. Severson, Waukesha County Sheriff

Attorney John R. Petitjean
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