

WELLS FARGO BANK,
NATIONAL ASSOCIATION,
as Trustee, on behalf of the registered
holders of SBALR Commercial Mortgage
2020-RRI Trust, Commercial Mortgage Pass-through
Certificates, Series 2020-RRI,

RECEIVED

JAN - 2 2025

WAUKESHA COUNTY
SHERIFF'S DEPARTMENT

Plaintiff,

vs.

Case No. 2024CV001502
Money Judgment – 30301
Foreclosure of Mortgage - 30404

GENEVA OFFICE EXCHANGE X, LLC f/k/a
GENEVA OFFICE EXCHANGE X, LLC,
JOSEPH R. WAGNER,
DENISE B. WAGNER, and
FOUNDERS 3 COMMERCIAL SERVICES, INC.,

Defendants,

and

CONDITIONED AIR DESIGN, INC.,
CAMPBELL CONSTRUCTION JC, INC.,
ALLIED ELECTRONICS, INC. d/b/a
ALLIED ELECTRONICS & AUTOMATION,
IFS NORTH AMERICA, INC.,
RANDALL-REILLY, LLC a/k/a
RANDALL REILLY, LLC,
SIRIUS COMPUTER SOLUTIONS, INC.,
CENTARE HOLDINGS, INC., and
VOYAGER CAPITAL MANAGEMENT, LLC,

Added Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by authority of the Order for Judgment of Foreclosure and Sale and Judgment of Foreclosure and Sale ("Judgment") entered in this action on December 17, 2024 in the amount of \$7,391,415.93, the undersigned Sheriff of Waukesha County, Wisconsin,

will sell the Mortgaged Premises described in said Judgment (as well as any and all personal property collateral, furniture, fixtures and equipment) at public auction as follows:

DATE & TIME: March 26, 2025 at 10:00 a.m. CST

TERMS: The Sheriff will accept as a deposit or down-payment from a purchaser, other than the Plaintiff, of an amount of at least 10% of the purchaser's bid, which deposit or down-payment shall be paid by cash, certified check or cashier's check at the time of sale. The remainder of the bid is to be paid in cash, certified check or cashier's check within ten (10) days of the date the sale is confirmed. Failure to timely pay balance due will result in forfeiture of deposit to Plaintiff. Any purchaser other than the Plaintiff is responsible for payment of any and all transfer fees/taxes, which amount shall be paid in addition to the purchase price. Bidders not a party to this action are subject to the requirements of Wis. Stats. sec. 846.155. Property is sold "as is" and subject to all liens and encumbrances.

PLACE: Sheriff's Department Justice Center
Main Lobby Door, #8
515 W. Moreland Blvd.
Waukesha WI 53188

LEGAL DESCRIPTION: Parcel One (1) of Certified Survey Map No. 4372, recorded in the Office of the Register of Deeds for Waukesha County on July 29, 1983 in Volume 35 of Certified Survey Maps on Pages 1 to 4 inclusive, as Document No. 1223176, being a Redivision of Parcel One (1) of Certified Survey Map No. 4097, being a part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-seven (27), in Township Seven (7) North, Range Twenty (20) East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

Address: 300 N EXECUTIVE DR
Tax Key No.: BRC1116999003

Dated this 2nd day of January 2025.

Eric Severson

Eric J. Severson
Waukesha County Sheriff

Plaintiff's Attorney:

John M. Van Lieshout
Reinhart, Boerner, Van Deuren, s.c.
1000 North Water Street, Suite 1700
Milwaukee, Wisconsin 53202
Phone: 414-298-1000