

BANK FIVE NINE,

Plaintiff,

v.

BRYAN HAGEN,  
TRACY HAGEN and  
ORTHOPAEDIC ASSOCIATES OF  
WISCONSIN SC a/k/a ORTHOPAEDIC  
ASSOCIATES OF WISCONSIN, S.C.,

Defendants.

Case No.: 24CV1803  
Case Code: 30404  
Foreclosure of Mortgage

RECEIVED  
FEB 21 2025  
WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

**NOTICE OF SHERIFF'S SALE**

By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 6<sup>th</sup> day of January, 2025, and entered on the 8<sup>th</sup> day of January, 2025, in the amount of \$218,061.85, I will sell at public auction in the lobby of the Sheriff's Department Justice Center located at 515 West Moreland Boulevard, Door #8, Waukesha, Wisconsin, 53188, **on the 23<sup>rd</sup> day of April, 2025 at 10:00 a.m.**, all of the following premises, to-wit:

Lot Five (5), in Block Two (2), in Edgeview Park, a Subdivision of part of the West One-half (1/2) of the Southeast One-quarter (1/4) of Section Twenty-eight (28), in Township Eight (8) North, Range Seventeen (17) East, in the City of Oconomowoc, Waukesha County, Wisconsin.

Property Address: 1221 Christopher Court  
Oconomowoc, WI 53066  
Parcel Identification No.: OCOC 0544 041

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

DOWN PAYMENT: 10% of amount bid by cash, cashier's check or certified funds made payable to Waukesha County Sheriff. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Waukesha, Wisconsin, this 21 day of February, 2025.

**Eric Severson**

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Eric J. Severson  
Sheriff of Waukesha County

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:  
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**KRAWCZYK, DUGINSKI, & ROHR, S.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY OF THE UNDERLYING DEBT, THIS COMMUNICATION SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE FOR THE DEBT.**