
BMO Bank N.A.

Plaintiff,

Case No. 2024CV001464

v.

James De Vries, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 12, 2024 in the amount of \$66,907.04, I will sell at public auction, located in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188, on

May 28, 2025

At 10:00 AM, all of the following described premises, to wit:

LOT TWENTY (20), IN BLACKHAWK FARMS, TOGETHER WITH AN UNDIVIDED FRACTIONAL 1/66TH INTEREST IN OUTLOTS ONE (1), TWO (2), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-FIVE (25), AND THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

Street Address: W287 N6269 Nestling Court, Hartland, WI 53029
Tax Key No. MV 0386020

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on April 18th 2025

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00973

NOTE: This law firm is a debt collector.