

STATE OF WISCONSIN

CIRCUIT COURT

WASHINGTON COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2023CV000272

v.

Christiaan J. Hanson, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 14, 2023 in the amount of \$133,774.21, I will sell at public auction, located in the lobby of the Washington County Government Center, 432 E. Washington Street, West Bend, WI 53095, on

April 17, 2024

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


LOTS 13 AND 14 OF BLOCK 11 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY OF WEST BEND, WASHINGTON COUNTY, WISCONSIN.

Street Address: 113 S. 7th Avenue, West Bend, WI 53095
Tax Key No. 291-11191410285

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, 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 2/27/24



Sheriff of Washington County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00464

NOTE: This law firm is a debt collector.