

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

WAUKESHA COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, IN TRUST FOR REGISTERED  
HOLDERS OF FIRST FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-FF2  
Plaintiff,

Case No. 2023CV001896

RECEIVED

JAN 16 2025

WAUKESHA COUNTY  
SHERIFF'S DEPARTMENT

STEVEN M. SOBCHAK, JULAINE C.  
SOBCHAK, ET. AL.  
Defendants.

Case Code No. 30404  
Foreclosure of Mortgage

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 14, 2024, in the amount of \$172,811.59, the Sheriff of Waukesha County will sell the described premises at public auction as follows:

**DATE/TIME:** March 12, 2025 at 10:00 AM

**TERMS:** By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Waukesha County Sheriff's Department; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

**PLACE:** in the main lobby of the Sheriff's Department/Justice Building - Door #8 located at 515 W. Moreland Blvd., Waukesha, WI 53188

**PROPERTY LEGAL DESCRIPTION:**

Parcel A:

All that part of the Southeast 1/4 of Section 1, in Township 6 North, Range 19 East in the Village of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the intersection of the East line of the Southeast 1/4 of said Section 1 and the Southerly

right of way line of the Chicago and Northwestern Railroad; thence South 87 deg. 56` 20" West along said Southerly right of way line, 681.35 feet (681 .35 feet West of the East line of said Section 1 by previous description); thence South and parallel with the East line of said 1/4 Section, 486.95 feet to the place of beginning of land hereinafter described. Continuing thence South and parallel with said East line, 580.18 feet, thence South 88 deg. 37` 23" West, 330.65 feet: thence North and parallel with the East line of said 1/4 Section, 265.34 feet; thence East 178.96 feet; thence North 2 deg. 53` 00" West, 329.63 feet; thence South 83 deg. 23` 00" East, 24.00 feet, thence North 6 deg. 37` 00" East 13.00 feet; thence South 83 deg. 23` 00" East, 143.79 feet to the place of beginning of this description.

Parcel B:

Non-exclusive easement, for the benefit of Parcel A created by an instrument dated December 22, 1972 and recorded as Document No. 839068 for ingress and egress as provided for therein.

**TAX KEY NO.:** WAKT1300992

**PROPERTY ADDRESS:** W221 S1999 Goetz Drive, Waukesha, WI 53186

Christina J. Pross  
Attorney for Plaintiff  
Marinosci Law Group, P.C.  
16535 W. Bluemound Rd., Suite 333  
Brookfield, WI 53005  
Telephone: (414) 831-9729  
Facsimile: (920) 221-7719  
MLGWisconsin-ALL@mlg-defaultlaw.com

Dated this 16 day of January 2025.

**Eric Severson**

---

Waukesha County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.