

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

WAUKESHA COUNTY

FEDERAL HOME LOAN MORTGAGE  
CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED  
LOANS STRUCTURED TRANSACTION  
TRUST, SERIES 2020-2  
Plaintiff,

Case No. 2024CV000246

DEBRA NEWGARD, 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 February 24, 2025, in the amount of \$131,570.93, the Sheriff of Waukesha County will sell the described premises at public auction as follows:

**DATE/TIME:**      October      8th, 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:**

Lot Eight (8), in Block Two (2), in Menomonee Parkway, being a part of the Southwest One-Quarter (1/4) of Section Two (2), and the Northwest One-Quarter (1/4) of Section Eleven (11), in Township Eight (8) North, Range Twenty (20) East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

**TAX KEY NO.:** MNFV0042029

**PROPERTY ADDRESS:** W148N8435 Albert Place, Menomonee Falls, WI 53051

Christina J. Pross  
Attorney for Plaintiff  
Marinosci Law Group, P.C.  
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Dated this 21 day of August, 2025.

**Eric Severson**

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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.