

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

LANDMARK CREDIT UNION, as Servicer for
FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff,

v.

**SECOND AMENDED NOTICE OF
FORECLOSURE SALE**

Case No: 25-CV-000632

KAROL A. SCHMIDT, et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 27, 2025, in the amount of \$136,051.52, the Sheriff will sell the described premises at public auction as follows:

DATE: **January 14, 2026**

TIME: **10:00 a.m.**

PLACE: **Lobby – Door No. 8, Waukesha Co. Sheriff's Dept.
515 W. Moreland Blvd., Waukesha, Wisconsin**

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Waukesha Co. Sheriff's Office (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: All that tract of land, situate in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 8 North, Range 19 East, in the Town of Lisbon, now Village of Lisbon, County of Waukesha, State of Wisconsin, described as follows: Commencing at the Northeast corner stone of the aforesaid Section 24; thence running West on the North line of said Section, 342.80 feet to the place of beginning; thence running South and parallel to the East line of said Section 24, 338.70 feet to a point; thence running West and parallel to the North line of said Section 24, 257.20 feet to a point; thence running North and parallel to the East line of said Section 24, 338.70 feet to a point in the North line of said Section; thence running East on the aforesaid North line 257.20 feet to the place of beginning, except the East $\frac{1}{2}$ thereof.

PROPERTY ADDRESS: N71 W22103 Good Hope Rd., Sussex, WI 53089

Dated: December 10, 2025.

Eric Severson

Eric J. Severson, Sheriff
Waukesha County, Wisconsin

Michael A. Sosnay
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