

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Freedom Mortgage Corporation

Plaintiff,

Case No. 2024CV001217

v.

Vincent James Hytry, et al.

Defendants.

RECEIVED MAY 14 2025

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 4, 2024 in the amount of \$161,415.09, 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

June 25, 2025

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

LOT 1 OF CERTIFIED SURVEY MAP NO. 10461, RECORDED OCTOBER 15, 2007 AS DOCUMENT NO. 3519931, BEING A REDIVISION OF ALL OF LOTS 15, 16 AND THE SOUTHERLY 100 FEET OF LOT 18, IN THE MAP OF GIETZEN'S ADDITION TO OKAUCHEE, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, IN TOWNSHIP 8 NORTH, RANGE 17 EAST, IN THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

Street Address: W348 N5159 Elm Avenue, Okauchee, WI 53069

Tax Key No. OCOT 0575.057.001

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 5-14-2025.

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00813

NOTE: This law firm is a debt collector.