

Matrix Financial Services Corporation

Plaintiff,

Case No. 2023CV000224

v.

The Estate of Michael Swift

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 27, 2023 in the amount of \$183,775.25, 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

January 31, 2024

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

LOT 56, IN HARDENDORF-VOELKER ADDITION, TO THE CITY OF WEST BEND,
WASHINGTON COUNTY, WISCONSIN.

Street Address: 606 South Indiana Avenue, West Bend, WI 53095
Tax Key No. 11191330143

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.

Martin R. Schulteis
Sheriff of Washington County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00316

NOTE: This law firm is a debt collector.