|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| STATE OF WISCONSIN | | CIRCUIT COURT | | [INSERT] COUNTY |
|  | | CIVIL DIVISION | |  |
| [INSERT FULL PLAINTIFF NAME] | | |  | NOTICE OF SHERIFF’S SALE OF REAL ESTATE |
|  | Plaintiff | |  | Case No. [CASE #] |
|  | | |  |  |
| vs. | | |  | Case Code No. 30404 |
|  | | |  | Foreclosure of Mortgage |
| [INSERT ALL DEFENDANTS] | | |  | Docket No. [PROVIDED BY SHERIFF] |
|  | Defendants | |  |  |

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on [INSERT DATE OF JUDGMENT], in the amount of $[INSERT AMOUNT], the [INSERT COUNTY] Sheriff, [INSERT SHERIFF NAME] or his or her designee will sell the described premises at public auction as follows:

**TIME:** **[TIME OF SALE]**

**TERMS:** 1. 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.

2. Sold “as is” and subject to all legal liens and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

**PLACE:** [INSERT LOCATION OF SALE]

**Property LEGAL Description:**

[INSERT FULL LEGAL DESCRIPTION]

**Tax Key No.:** [INSERT PIN]

**Property Address:** [INSERT PROPERTY ADDRESS]

|  |  |
| --- | --- |
| Charles A. Walgreen  Attorney for Plaintiff  MARINOSCI LAW GROUP, P.C.  134 North LaSalle Street, Suite 1900  Chicago, Illinois 60602  Tel: (312) 940-8580  Fax: (401) 262-2114  E-mail: mlgil@mlg-defaultlaw.com | Dated this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 201\_\_. |
|  |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  [NAME OF SHERIFF], MILWAUKEE COUNTY ACTING SHERIFF OR DESIGNEE |

MARINOSCI LAW GROUP, P.C. is the creditor’s attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| STATE OF WISCONSIN | | CIRCUIT COURT | | [INSERT] COUNTY |
|  | | CIVIL DIVISION | |  |
| [INSERT FULL PLAINTIFF NAME] | | |  | CERTIFICATE OF SERVICE OF NOTICE OF SALE OF REAL ESTATE |
|  | Plaintiff | |  | Case No. [CASE #] |
|  | | |  |  |
| vs. | | |  | Case Code No. 30404 |
|  | | |  | Foreclosure of Mortgage |
| [INSERT ALL DEFENDANTS] | | |  | Docket No. [PROVIDED BY SHERIFF] |
|  | Defendants | |  |  |

I, Charles A. Walgreen, of MARINOSCI LAW GROUP, P.C., attorney for Plaintiff, certify that on the [INSERT DATE OF MAILING], 2018, I caused to be mailed, properly enclosed in a postage paid envelope, a copy of the Notice of Sheriff’s Sale to each of the following named persons, at his/her proper post office address set after his/her respective name, to wit:

[INSERT NAMES AND ADDRESSES]

|  |  |  |
| --- | --- | --- |
|  |  | Charles A. Walgreen, SBN 1087876  Attorney for Plaintiff |

Charles A. Walgreen

Attorney for Plaintiff

MARINOSCI LAW GROUP, P.C.

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