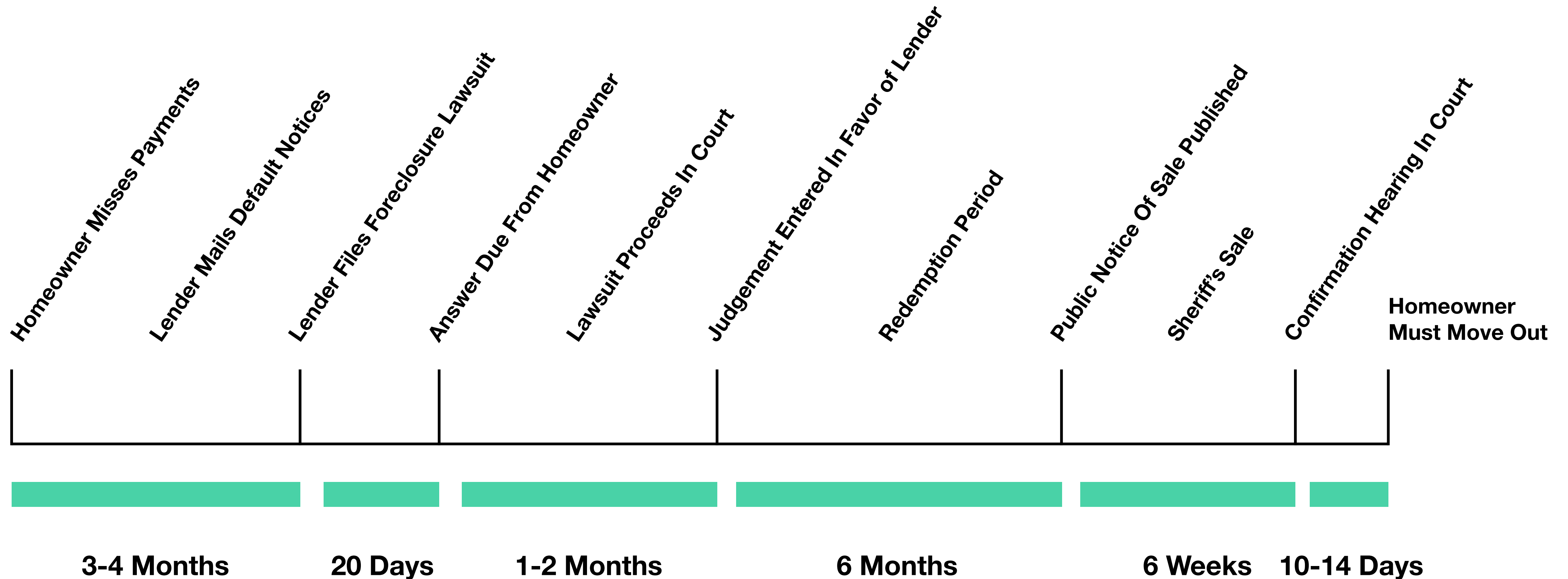


STEP-BY-STEP GUIDE TO SHERIFF SALES

With Milwaukee Hard Money



WISCONSIN FORECLOSURE TIMELINE



A TYPICAL FORECLOSURE CAN TAKE 12-18 MONTHS



WHAT IS A SHERIFF SALE

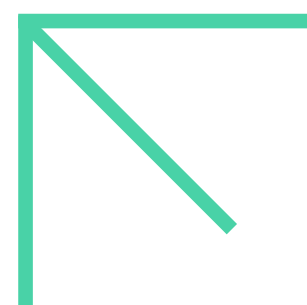
Definition:

A sheriff sale is a public auction of property repossessed to satisfy an unpaid obligation, and it's generally done because a mortgage lender repossessed the property and is trying to sell it. However, a sheriff sale also can be held for properties seized to satisfy judgment liens or tax liens.

WHAT IS GOING UP FOR SALE

For Milwaukee County, foreclosure sales are posted on the first floor of the Safety Building and municipal locations in Milwaukee County.
<https://county.milwaukee.gov/EN/Sheriff/Sheriff-Sales>

The Daily Reporter publishes sheriff's sales for Milwaukee County and includes important details such as law firm representing the Plaintiff (lender) and the judgement amount.
<https://dailyreporter.com/subscribe-sheriff-sales/>



For other counties such as Kenosha, Waukesha, and Ozaukee, the County's website will post a list of properties that will be coming up for sale, as well as the law firm and judgement amount.

REVIEW INFO AND ASSESS VALUE OF PROPERTY

Have a realtor check comparable homes in the area to determine the after-repair value (ARV).


Gather information on the property, such as architectural style, square feet, number of bedrooms and bathrooms, lot size, layout, etc. You can check the city assessor's site and/or contact a real estate agent to see if it has ever been listed on MLS for further property information and photos.

- Flat-Style Duplex with 2112 sq. ft.
- Total of 5 bedrooms and 2 bathrooms
- 2 car garage
- 2019 assessment: \$148,100
- Built in 1918

West Allis Tax Portal - Property Summary

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	12/27/2019	T	4933.84	1034



Full Report

Property Location : 1428 S 80th St

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Winicki Brian G

1428 S 80th St

West Allis, WI 53214

Taxed by: City Of West Allis

Taxkey # 4520183000

Owner Occupied: Yes

Property Address:

1428 S 80th St

West Allis, WI 53214-4544

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Milwaukee

Taxed by: City Of West Allis

Taxkey # 4520183000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2018	Residential	\$ 17,900	\$ 130,200	\$ 148,100	0.000-	0.116	0.972085947
2017	Residential	\$ 17,900	\$ 130,200	\$ 148,100	0.000-	0.116	1.008324272
2016	Residential	\$ 17,900	\$ 130,200	\$ 148,100	0.000-	0.116	1.002977152
2015	Residential	\$ 17,900	\$ 130,200	\$ 148,100	0.000-	0.116	0.997365040
2014	Residential	\$ 17,900	\$ 130,200	\$ 148,100	0.000-	0.116	1.003181228
2013	Residential	\$ 17,900	\$ 130,200	\$ 148,100	-9.419↓	0.116	1.008290468
2012	Residential	\$ 17,900	\$ 145,600	\$ 163,500	0.000-		1.092284335
2011	Residential	\$ 17,900	\$ 145,600	\$ 163,500	0.000-		1.044301192
2010	Residential	\$ 17,900	\$ 145,600	\$ 163,500	-6.838↓		0.992124469

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2018	\$4,070.41	\$66.77	\$162.15	\$3,841.49		\$1,266.68		\$5,108.17	0.972085947
2017	\$4,187.92	\$74.72	\$130.76	\$3,982.44		\$1,189.09		\$5,171.53	1.008324272
2016	\$4,046.50	\$65.46	\$123.10	\$3,857.94				\$3,857.94	1.002977152
2015	\$4,025.34	\$63.65	\$102.83	\$3,858.86				\$3,858.86	0.997365040
2014	\$4,022.68	\$63.65	\$107.71	\$3,851.32		\$1,191.99		\$5,043.31	1.003181228
2013	\$4,172.67	\$64.81	\$110.39	\$3,997.47		\$1,074.89		\$5,072.36	1.008290468
2012	\$4,252.81	\$69.04	\$96.24	\$4,087.53			\$1,001.91	\$5,089.44	1.092284335
2011	\$4,274.94	\$70.90	\$93.83	\$4,110.21			\$1,090.56	\$5,200.77	1.044301192
2010	\$4,269.30	\$68.90	\$86.87	\$4,113.53			\$760.82	\$4,874.35	0.992124469

Assessor

Building Square Feet : 2112	Year Built : 1918	Township : 6N
Bedrooms : 5	Year Remodeled :	Range : 21E
Full Baths : 2	Effective Year Built :	Section : 4
Half Baths :	Air Conditioning : Yes	Quarter :
Total Rooms : 11	Fireplace :	Pool :
Number of Stories : 2.00	Number of Units : 2	Attic : Unfinished Attic Area
Building Type : Flat	Basement : Full Basement	
Exterior Wall : Asbestos Or Asphalt	Heat :	
Exterior Condition :	Garage : Detached Garage	
Land Use : 2 2 Family	School District : 6300 West Allis - West Milwaukee	
Zoning :	Historic Designation :	

Legal Description

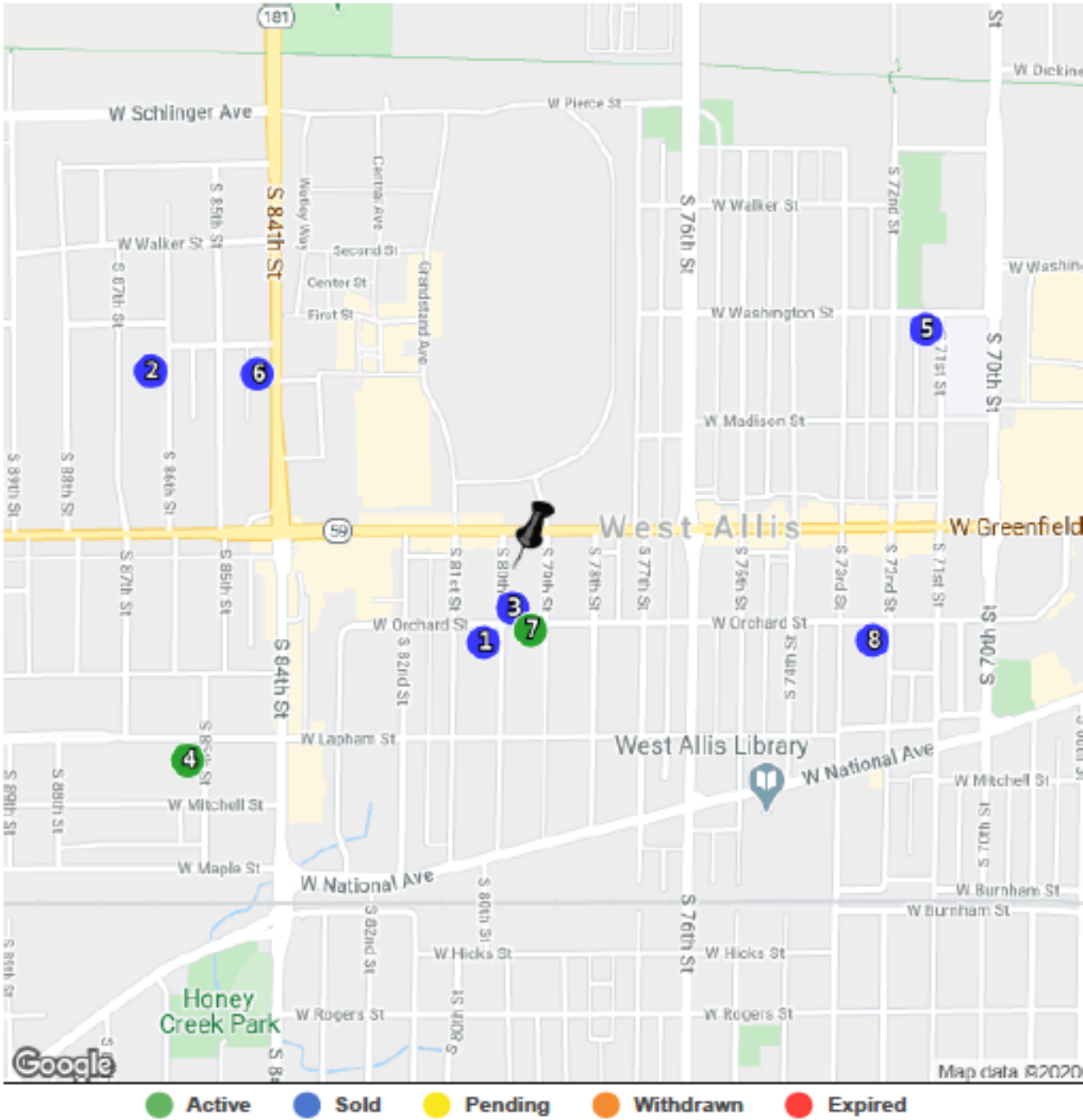
Henderson Subd No 3 Lot 9 BLK 5


Sales

Information is supplied by third parties and has not been verified (2019)

Note: Check first with the municipality to determine if any recent tax balance. If balance is 2018 or older, that should be verified through the county's website.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	1428 S 80th Street , West Allis WI 53214			
1	1513 S 80th St 1515, West Allis WI 53214	1632155	Sold	0.10m
2	1119 S 86th St 1121, West Allis WI 53214	1658431	Sold	0.50m
3	1460 S 80th St , West Allis WI 53214	1621247	Sold	0.05m
4	1615 S 85th St 1617, West Allis WI 53214	1673489	Active	0.46m
5	1111 S 71st St , West Allis WI 53214	1656305	Sold	0.58m
6	1121 S 84th St 1123, West Allis WI 53214	1644627	Sold	0.39m
7	1501 S 79th St 1503, West Allis WI 53214	1672682	Active	0.08m
8	1513 S 72nd St , West Allis WI 53214	1635477	Sold	0.44m

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1673489	1615 S 85th St 1617, West Allis WI	\$169,900	29	29	\$169,900		- \$169,900
1672682	1501 S 79th St 1503, West Allis WI	\$179,900	36	177	\$179,900		- \$179,900

Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1632155	1513 S 80th St 1515, West Allis WI	\$179,000	86	86	07/12/2019	\$166,000		- \$166,000
1658431	1119 S 86th St 1121, West Allis WI	\$169,500	2	2	10/28/2019	\$169,500		- \$169,500
1621247	1460 S 80th St, West Allis WI	\$169,900	54	54	03/22/2019	\$169,900		- \$169,900
1656305	1111 S 71st St, West Allis WI	\$179,000	37	37	11/21/2019	\$175,000		- \$175,000
1644627	1121 S 84th St 1123, West Allis WI	\$179,999	42	42	09/05/2019	\$179,000		- \$179,000
1635477	1513 S 72nd St, West Allis WI	\$229,900	16	16	07/31/2019	\$221,000		- \$221,000

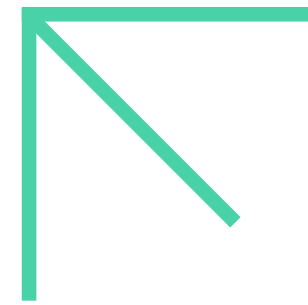
Low, Average, Median, and High Comparisons

	Active	Sold	Overall
Low	\$169,900	\$166,000	\$166,000
Average	\$174,900	\$180,067	\$178,775
Median	\$174,900	\$172,450	\$172,450
High	\$179,900	\$221,000	\$221,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Active	2	349,800	174,900	0	0	0.00	1,050	161.81	0.00	32	103
Sold	6	1,107,299	184,550	1,080,400	180,067	0.98	1,154	176.87	167.33	40	40
Overall	8	1,457,099	182,137	1,080,400	180,067	0.98	1,119	171.85	167.33	38	55

After Repair Value (ARV) = \$180,000



DRIVE BY THE PROPERTY

Check to see if it appears vacant
or occupied and look at the
exterior condition of the property





HOW TO ASSESS REPAIRS

- Check to see if property is currently listed for sale and schedule showing
- Check for any old listings for interior photos and notes on condition
- Knock on the door and see if someone will let you in to view the property
- Look through windows (from the street)
- Ask neighbors for input or information on the property



Open Through a Title Company

LETTER REPORT

(or Commitment)

This is EXTREMELY Important:

Contact a local title company to order a letter report. Cost may vary, but it's typically \$125 and make sure they can complete it prior to the sheriff sale.

When you purchase a property through sheriff sale, you will become responsible for any liens or judgements that may not have been named in the foreclosure action, as well as any property tax balances. The letter report will show all open mortgages, liens, judgements, and property tax balances. You can also check the city's website to see what taxes are outstanding, if any, as this information is available to the public.

You will be responsible for any outstanding water bills, pending special assessments, and DNS violations. This information can be obtained by a title company ordering specials.



7700 West Bluemound Road
Wauwatosa, WI 53213-3440
phone: 414-259-5060
fax: 414-259-5067

F Street Investments, LLC
Attn: Sarah Floyd

RE: 20300605M
Brian G. Winicki
1428 South 80th Street
West Allis, WI

Dear Sarah:

In accordance with your application and in compliance with the certification attached hereto, we have made an examination of the records in the Office of the Register of Deeds for Milwaukee County affecting the premises described herein since January 2, 1987 at 7:00 A.M. the "since date" and find the following:

Record Title appears to be vested in Brian G. Winicki subject to the following:

Mortgage from Brian G. Winicki, a single person, to Banc One Mortgage Corporation for \$75,750.00 dated January 14, 1994 and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on February 1, 1994 in Reel 3215, Image 1359 as Document No. 6899891.

An action to foreclose the above described mortgage was commenced on December 16, 2014 as Circuit Court Case No. 2014CV010459, a lis pendens was filed/recorded as Document No. 10420861, and judgment of foreclosure was entered on February 18, 2015.

The foregoing mortgage was assigned by Banc One Mortgage Corporation to Homeside Lending, Inc., a Florida corporation by an assignment dated November 15, 1997 and recorded in said Register's Office on December 11, 1997 in Reel 4200, Image 387 as Document No. 7460457.

The foregoing mortgage was assigned by JPMorgan Chase Bank, National Association, as Attorney in Fact for The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. to JPMorgan Chase Bank, National Association by an assignment dated June 20, 2014 and recorded in said Register's Office on July 21, 2014 as Document No. 10377954.

The foregoing mortgage was assigned by JPMorgan Chase Bank, National Association to Federal National Mortgage Association, its successors or assigns by an assignment dated June 30, 2014 and recorded in said Register's Office on July 21, 2014 as Document No. 10377955.

The foregoing mortgage was assigned by Federal National Mortgage Association to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by an assignment dated November 29, 2016 and recorded in said Register's Office on December 8, 2016 as Document No. 10630285.

The foregoing mortgage was assigned by Federal National Mortgage Association, by Caliber Home Loans, Inc. as Attorney in Fact to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by an assignment dated February 6, 2017 and recorded in said Register's Office on February 13, 2017 as Document No. 10648687.

Notice of Tax Lien under Internal Revenue Laws filed/recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on May 23, 2016 as No. 10566942 in favor of the United States of America, vs. Brian G. Winicki, 1428 S 80th St, West Allis, WI 53214. Amount Assessed: \$23,570.03. (NOTE: The Lis Pendens has cut the interest of the IRS off).

Page 2
20300605M
F Street Investments, LLC

We find no unsatisfied judgments or liens in said County against Brian G. Winicki.

Taxes for the year 2020 are not yet due and payable.

Taxes for the year 2019 and prior years have been paid under Parcel I.D. 452 0183 000.

The effective date of this report is February 10, 2020 at 7:00 A.M., and the property covered by this report is described as follows:

Lot Nine (9), in Block Five (5), in Henderson's Subdivision No. 3, being a part of the Northeast One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.

This report is provided for informational purposes only and is not intended for the use or benefit of any party except the named applicant. Use of this report by any person or for any purpose not intended, shall render this report invalid as of the date it was written. This report is limited in scope; consequently the ownership and title may be unmarketable, defective, encumbered or challenged by persons or entities whose names are not mentioned herein.

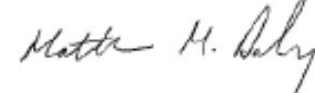
The liability of Land Title Services, Inc. resulting from any inaccuracy in the information contained in this report shall be limited to the lesser of the amount of the actual loss suffered by the applicant or \$5,000.00.

This report is not intended to be, nor should it be construed as, an Opinion of Title, Abstract, Title Commitment, Title Insurance Policy, or Guarantee of Title to the subject real estate, nor should it be construed as a consumer or credit report.

This report is not intended to be, nor should it be construed as, a report or certificate providing information intended to be used in connection with the Environmental Response, Compensation and Liability Act of 1980, as amended, and similar environmental laws.

Sincerely,

LAND TITLE SERVICES, INC.



MATTHEW DALY

MD/kg

Enclosure

Milwaukee County Case Number 2014CV010459 U.S. Bank Trust, N.A. vs. Brian G Winicki et al

Case summary

Filing date 12-16-2014	Case type Civil	Case status Closed - Electronic filing
Class code description Foreclosure of Mortgage	Responsible official Martens-27, Kevin E.	Branch ID 27

Party summary

Party type	Party name	Party status
Plaintiff	U.S. Bank Trust, N.A.	
Defendant	Winicki, Brian G	
Defendant	Doe, Jane	
Defendant	Wheaton Franciscan Healthcare Southeast Wisconsin Inc	
Defendant	Wheaton Franciscan Healthcare Elmbrook Memorial Inc	

Parties

Plaintiff: U.S. Bank Trust, N.A.

Date of birth	Sex	Race
Address (last updated 12-23-2014) 14221 Dallas Parkway Ste 1000, Dallas, TX 75254		
Attorneys		
Attorney name O'Dess, M. Abigail	Guardian ad litem No	Entered 12-16-2014
Also known as		
Name Federal National Mortgage Association	Type Changed case name	Date of birth

Defendant: Winicki, Brian G

Date of birth	Sex	Race
Address (last updated 12-23-2014) 1428 S 80th St, West Allis, WI 53214		

GET THE OPENING BID

Opening bids for Milwaukee County sheriff sales become available Friday (typically in the afternoon) before the sale. The opening bid is provided by the law firm representing the Plaintiff (lender).

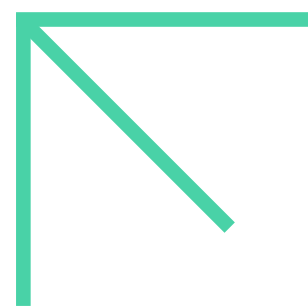


STICK TO YOUR HOMEWORK

- Contact the plaintiff's law firm to obtain the opening bid
- Some law firms post the OB on their website; others you'll have to call
- Note that the law firm does not have to release the info

Example:

- Called O'Dess & Associates after 2pm the Friday prior to sale
- Opening Bid was \$35,165.74



**DETERMINE YOUR MAX BID AMOUNT
AND GET 10% DEPOSIT READY**

ATTEND THE SALE



Sheriff Sales

Every Monday at 10:30 am
Safety Building
821 W. State Street, Milwaukee, WI
Room B-12 (Level G)

BE EARLY TO REGISTER!

Start the Bidding

Once registered, you are ready to bid. The judge will announce the property ready for bidding and then the opening bid is announced by the Plaintiff's attorney. The public can then bid over this amount (must be at least \$1 over). If there are multiple bidders, it typically goes up by a minimum of \$100 increments.

The Property Goes to...



If you win the bid, you must have 10% down in cashier's check or cash to immediately provide to the judge as well as your Buyer name (should be a company name such as an LLC for hard money/ investment loan purposes) along with your company's EIN.

Find more info at: <https://county.milwaukee.gov/EN/Sheriff/Sheriff-Sales>



Sheriff’s Sales Results for February 10, 2020

191283; Towd Point Mortgage Trust 2017-FRE2,; Timbe K Crump A K A Timbe K Graham; 6627 W Moltke Ave; Milwaukee; WI; 53210; Gray & Associates, LLP.; Cancelled.

191288; Bank of America, N.A.; Serita M Reed A K A Serita Reed; 2774 N 44th St # 2776; Milwaukee; WI; 53210; Gray & Associates, LLP.; Cancelled.

191334; Atlantica, LLC; Lisa D Winters A K A Lisa Winters A K A Lisa D Townsell; 3907 N 24th Pl; Milwaukee; WI; 53206; Gray & Associates, LLP.; Adjourned to 2/17/2020.

200029; The Bank of New York Mellon; Octavia Wright; 2835 N 55th St; Milwaukee; WI; 53210; Gray & Associates, LLP.; Adjourned to 3/16/2020.

200139; U.S. Bank National Association; Bradley J Yates; 2052 N Booth St; Milwaukee; WI; 53212; Codilis, Moody & Circelli, PC; Adjourned to 2/24/2020.

200143; U.S. Bank National Association; Irene E Todd; 3869 E Iona Ter; Cudahy; WI; 53110; Codilis, Moody & Circelli, PC; Sold to Christopher Zornes for \$129,000.00.

200144; U.S. Bank Trust, N.A.,; Brian G Winickj; 1428 S 80th St # 1430; West Allis; WI; 53214; O'Dess and Associates, SC; Sold ██████████ LLC for \$96,600.00.

200146; PNC Bank, National Association; Tomas H Suxstorf; 741 Edgewood Ave; South Milwaukee; WI; 53172; Gray & Associates, LLP.; Sold to Plaintiff for \$120,840.00.

200147; Wisconsin Housing and Economic Development Authority; Othell Willis; 4235 N 29th St; Milwaukee; WI; 53216; Gray & Associates, LLP.; Sold to Plaintiff for \$36,000.00.

200148; Lakeview Loan Servicing, LLC; Jolene M Vrana; 1968 S 92nd St; West Allis; WI; 53227; Gray & Associates, LLP.; Cancelled.

200150; U.S. Bank National Association; Margaret Barra A K A Margaret L Barra; 3412 N 24th St; Milwaukee; WI; 53206; Gray & Associates, LLP.; Sold to Reign Property Management LLC \$13,051.00.

200155; Reverse Mortgage Funding, LLC; Barbara J Immel; 6134 S Swift Ave; Cudahy; WI; 53110; Codilis, Moody & Circelli, PC; Sold to Plaintiff for \$152,000.00.

200157; Ditech Financial LLC; Lucille Binns; 4524 N 40th St; Milwaukee; WI; 53209; Codilis, Moody & Circelli, PC; Cancelled.

200158; Nationstar Mortgage LLC D/B/A Champion Mortgage; Richard Cummisford; 3037 W Southway Dr; Franklin; WI; 53132; Codilis, Moody & Circelli, PC; Sold to Plaintiff for \$160,000.00.

200159; Bank of New York Mellon Trust Company, N.A.; Marie Clinton; 4530 N 49th St; Milwaukee; WI; 53218; Codilis, Moody & Circelli, PC; Sold to Plaintiff for \$65,000.00.

200160; Ditech Financial LLC; Walter E Wachholz; 8621 W Arthur Pl; West Allis; WI; 53227; Codilis, Moody & Circelli, PC; Sold to Plaintiff for \$147,500.00.

EXAMPLE

If you win the bid, the law firm will mail out documents associated with the bid property.

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Wisconsin Department of Veterans Affairs,
Plaintiff,

v. Case No. 2017CV[REDACTED]

Estate of Simon [REDACTED] et al.
Defendants.

Plaintiff's Notice of Motion and Motion to
Confirm Sheriff's Sale

Please take notice, that the premises described in the Judgment of Foreclosure in this matter were sold by the Sheriff, according to law and the judgment, on June 18, 2018. The premises were sold to [REDACTED] LLC for the amount of \$90,500.00, which sum exceeds plaintiff's judgment in the sum of \$33,231.90.

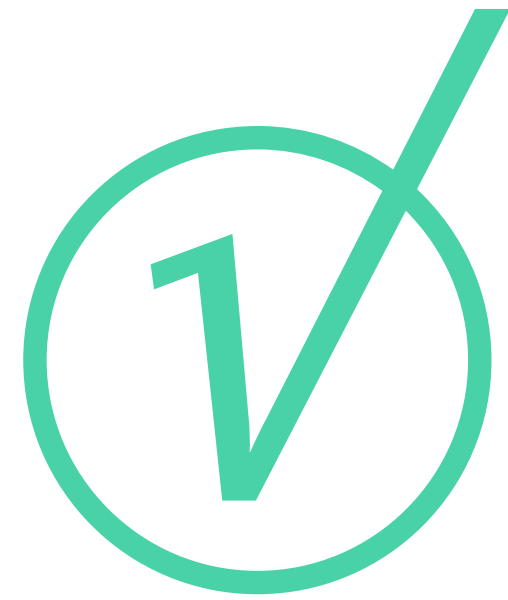
Plaintiff will apply to the Circuit Court for an Order Confirming the Sheriff's Sale, before Judge Glenn H. Yamahiro in his courtroom of the Milwaukee County Courthouse, 901 N. 9th Street, Milwaukee, WI 53233, on July 16, 2018 at 8:45am, or as soon thereafter as counsel can be heard.

Plaintiff does not seek a personal judgment for a deficiency against those personally liable for the amounts due in this matter.

The amount due plaintiff on said judgment at the time of the sale was as follows:

Judgment Amount	\$55,540.13
Interest Due	\$876.47
Property Inspections	\$70.00
Lawn Cut	\$180.00
Snow Removal	\$260.00
Property Preservation	\$70.00
Total Due at Sale:	\$56,996.60

ORDER TITLE INSURANCE



Now that the bid is won, it is important to order title commitment and specials so that you are in position to purchase the property within the 10 business day window after the confirmation hearing.

Estimate approximately \$2,000 in title charges.

CONFIRMATION HEARING OF SALE

Check CCAP website for schedule of confirmation hearing. <https://wcca.wicourts.gov>

You can attend the Confirmation Hearing, but it is not required. Once confirmed, the judge will sign the Order Confirming Sale. The Order Confirming Sale will be mailed out to you. It is also available for pick up at the Courthouse the following day after Confirmation (recommended as time is of the essence).

Court activities

Date	Time	Location	Description	Type	Court official
03-09-2020	09:00 am	Milwaukee County Courthouse - 403	Confirmation of sale	Court	Martens-27, Kevin E.

FILED
02-03-2020
John Barrett
Clerk of Circuit Court
2019-00000

DATE SIGNED: February 3, 2020

Electronically signed by Timothy M Witkowiak
Circuit Court Judge

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

The Bank of New York Mellon, F/K/A The Bank of
New York as trustee for registered Holders of
CWABS, Inc., Asset-Backed Certificates, Series 2007-
BC3,

Plaintiff,

v.

Case No. 2019-00000

Estate of Joan-00000

Defendants.

Order Confirming Sheriff's Sale

Upon the motion of the attorneys for Plaintiff and upon reviewing the Report of Sale together with
the documents and records of the proceedings filed in this matter, and the Court having determined
that the property described in the judgment of foreclosure was sold at Sheriff's Sale according to
law, and the Court having determined that fair value was paid for the property;

IT IS HEREBY ORDERED that Plaintiff's Motion to Confirm Sheriff's Sale is granted;

IT IS FURTHER ORDERED as follows:

1. The Defendants are forever barred and foreclosed of any right, title or interest to
the property as described in the order for judgment and commonly described as
-00000 Place, Milwaukee, WI 53225;

2. The amount due Plaintiff on said judgment at the time of the sale was as follows:

Judgment Amount	\$253,689.59
Interest Due	\$1,348.38
Taxes	\$3,947.89
Property Preservation	\$2,712.39
Sheriff's Statutory Fees	\$150.00
Publication of Notice of Sale	\$565.00
Postage	\$1.30
Attorney Fees	\$260.00

Total Due at Sale: \$262,674.55

3. The additional amounts as set forth in the Motion to Confirm Sheriff's Sale shall
be added to the judgment as requested by the plaintiff;

4. The sale of the property to -00000 LLC is confirmed, in the amount of
\$77,001.00;

5. Following entry of this Order and upon payment of \$69,300.00 the remaining
balance due on the sale, to the Clerk of the Court within (10) days of the entry of
this Order, the Clerk shall distribute a check payable to Plaintiff in the amount of
\$77,001.00. The funds shall be delivered to Codilis, Moody & Circelli, P.C., at
15W030 North Frontage Road, Suite 200, Burr Ridge, IL 60527;

6. Upon entry of this Order and payment of the balance due on the sale by the
successful bidder together with the sum of \$231.30, said sum representing
Wisconsin Real Transfer Fee, and the amount required to record the Sheriff's Deed,
the Clerk shall deliver the Sheriff's Deed for the property, along with any other
document required to record the deed, or notify the Register of Deeds that the deed
and any other document to record the deed is available in the clerk's office, pursuant
to Wis. Stat. § 846.16(3m);

File# 50-19-00622

7. Should the successful bidder fail to tender the remaining balance due on the sale
within ten (10) days of this Order's entry, there shall be a resale of the mortgaged
premises, and the Clerk shall pay to the plaintiff, c/o Codilis, Moody, & Circelli,
P.C., 15W030 North Frontage Road, Suite 200, Burr Ridge, IL 60527, the sum of
\$7,701.00 said sum representing the successful bidder's forfeited down payment
and shall destroy the Sheriff's Deed on Foreclosure;
8. Plaintiff shall not have judgment for a deficiency;
9. At the request of the successful bidder, the Clerk shall issue a Writ of Assistance to
direct the Sheriff of this County to deliver possession of the property and to remove
the Estate of Joan-00000 and the personal property of same,
from the property located at -00000 Place, Milwaukee, WI 53225;
10. This is a final order for the purposes of appeal.

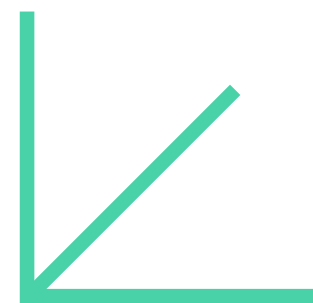
File# 50-19-00622

PAY THE BALANCE

or forfeit
your deposit!

You must pay the balance to the Clerk of Courts as well as the recording and transfer tax fees within the 10 business day window after confirmation with Cash or Private or Hard Money Financing.

The County will then record the deed.



WHAT IF SCENARIOS...

What if the property is still occupied?

- Obtain a Writ of Assistance to remove the prior owners: this issued by the Clerk of Courts, you then take the Writ to the Sheriff and pay fees, hire a moving company, and get a bond through an insurance company
- Start the Eviction process for tenants (cannot name a tenant in the foreclosure action)
- Cash for Keys

What if there is a federal tax lien or other liens?

- Federal lien has a post-sale right of redemption which means they take back the asset (rare). The timeline begins on the confirmation date and drops off as follows: Federal Tax lien – 120 days; Other Federal lien – 1 year
- If the Fed took back the property, they would pay the current owner back their bid amount and possibly taxes and other misc. expenses paid. HOWEVER, they will not reimburse for improvements.
- If there is a Fed lien, you may want to hold off repairs until the lien drops off.

THANK YOU

**We look forward to working
with you on Sheriff Sales.**

