STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

U.S. Bank National Association

Plaintiff,

v.

Case No. 2026CV002451
Docket No. 260500

Estate of Charles J. Wells, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 19, 2026 in the amount of $67,654.54, I will sell at public auction via an Internet-based auction at www.bid4assets.com/MilwaukeeSheriffSales, on:

November 16, 2026

Bids may be submitted as follows: 10:30 AM to 12:30 PM Central (with 5-minute intervals of each docket sale starting and ending), or as additionally extended by overtime bidding rules.

The following described premises will be sold:

LOT ONE (1) AND THE NORTH 7.5' OF LOT TWO (2) AND THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS ON THE WEST, ALL IN BLOCK SEVEN (7), IN G A WEST AND COMPANY'S ADDITION TO NORTH MILWAUKEE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 21 EAST, A SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Street Address: 5765 N 41st Street, Milwaukee, WI 53209
Tax Key No. 1710441000

The property is sold as is without any warranties or guarantees, expressed or implied. and subject to encumbrances that have, or may have, priority over the mortgage being foreclosed including, but not limited to: real estate taxes and assessments not yet due or payable; and municipal charges.

TERMS OF SALE: All bidders are required to submit a deposit prior to participating in the auction. The deposit shall be 11% of the purchaser's total intended bid, with 10% going towards the purchase price and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will not accept mailed payments. The buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

VISIT: https://www.bid4assets.com/MilwaukeeSheriffSales for sale instructions and further details on the terms and conditions of the sheriff's sale.

Denita Ball
Sheriff of Milwaukee County, Wisconsin

Codilis, Moody & Circelli, P.C.
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50-25-01570
NOTE: This law firm is a debt collector.