STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

21st Mortgage Corporation,
Plaintiff,
v.
Annette Powell,
Defendant.

Case #: 23-CV-8643
Docket #: 260431

## NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 18, 2024, in the amount of $70,817.84, the Sheriff will sell the described premises at public auction as follows:

TIME: September 14, 2026 at 10:30 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Milwaukee Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

PLACE: Milwaukee County Safety Building
821 W. State Street, Room B-12, Milwaukee, WI 53233

DESCRIPTION: THE SOUTH TWENTY-FIVE (25) FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) AND TWELVE (12) AND THE NORTH 3.1 FEET OF LOT THIRTEEN (13), IN BLOCK FOUR (4) IN THE RESUBDIVISION OF BLOCKS TWO (2), FOUR (4) AND SIX (6) IN KELLY AND BURN'S SUBDIVISION IN THE SOUTH ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN

THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Tax Key No. 282-1820-100

PROPERTY ADDRESS: 3206 N. 1st Street, Milwaukee, WI 53212

DATED: 8/4/2026

Attorney Bryan Ward LLC
Attorneys for Plaintiff
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Attorney Bryan Ward LLC is attempting to collect a debt and any information will be used for that purpose.