

U.S. Bank National Association successor by merger with  
U.S. Bank National Association ND,

Plaintiff,

vs.

Case No. 2017CV000204

A. Nicholas Gianitsos and Laurie S. Gianitsos; Geneva  
National Condominium Master Association, Inc. a/k/a  
Geneva National Condominium Number 4,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 2, 2017, in the amount of \$846,739.19, I will sell at public auction in the lobby of the Walworth County Sheriff's Office, located at, 1770 County Road NN, Elkhorn, WI 53121, on **March 1, 2018, at 10:00 a.m.**, all of the following described premises, to wit:

Unit 4-26 and Unit 4-27, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, in Geneva National Condominium Number 4, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on May 24, 1990, in Volume 487, Pages 101-148, as Document Number 194543. and any and all amendments, addendums and/or corrections thereto. Incorporated herein by this reference thereto is the real estate described in and made subject to said declaration, which is located in the **Town of Geneva**, County of Walworth, State of Wisconsin.

Tax Key No. JGN 400026; JGN 400027

Address: **1247 & 1237 Geneva National Avenue West, Lake Geneva, WI 53147**

**THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.  
TERMS OF SALE:**

1. At the time of sale: a downpayment (CASH or CASHIER's CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
  - a. The balance due on the sale;
  - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
  - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at City of Elkhorn, Wisconsin, Wisconsin, on 02-13-18.

BASS & MOGLOWSKY, S.C.,  
Attorneys for Plaintiff

/s/  
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Sheriff of Walworth County, Wisconsin