

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not in its individual
capacity but as Trustee of Securitized
Mortgage Asset Loan Trust 2015-1

Plaintiff

vs.

NOTICE OF SHERIFF'S SALE

Case No: 22 CV 58

Michael Robert Waldhauser, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 30, 2023 in the amount of \$97,833.02 the Sheriff will sell the described premises at public auction as follows:

TIME: April 24, 2024 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following 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 from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Clark County Courthouse, located at 517 Court Street, Neillsville, Wisconsin, on the third floor by the Sheriff's Office

DESCRIPTION: SITUATED IN THE COUNTY OF CLARK AND STATE OF WISCONSIN: A PARCEL OF LAND LOCATED IN THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SOUTHEAST 1/4, THENCE NORTH 260 FEET, THENCE WEST 800 FEET, THENCE SOUTH 260 FEET, THENCE EAST 800 FEET TO THE POINT OF BEGINNING.

Phillip A. Norman, 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.

PROPERTY ADDRESS: N11303 PELSDORF AVE., LOYAL, WI 54446

TAX KEY NO.: 002.0193.001

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 6 day of March, 2024.



Clark County Sheriff