

Data Mortgage, INC. DBA, Essex Mortgage

Plaintiff,

Case No. 2023CV000027

v.

Jeremy A. Ladd, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 20, 2023 in the amount of \$129,424.52, I will sell at public auction, located in the Washburn County Courthouse, 10 4th Avenue, Shell Lake, WI 54871, on

December 13, 2023

At 10:00 AM, all of the following described premises, to wit:

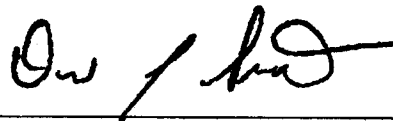
LOT THIRTEEN (13), BLOCK FOUR (4), LAWNSDALE ADDITION TO THE CITY OF SPOONER, WASHBURN COUNTY, WISCONSIN.

Street Address: 522 W. Maple Street, Spooner, WI 54801
Tax Key No. 65-281-2-39-12-31-5 15-418-520000

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 10/30/2023



Sheriff of Washburn County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00210

NOTE: This law firm is a debt collector.