

STATE OF WISCONSIN

CIRCUIT COURT

WASHBURN COUNTY

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

March 27, 2024

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

LOT THIRTEEN (13), BLOCK FOUR (4), LAWNDALE 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 2-14-24


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.