

Nations Lending Corporation

Plaintiff,

vs.

Koleena Schmidt

Defendant.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-000142

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 30, 2025 in the amount of \$255,855.45 the Sheriff will sell the described premises at public auction as follows:

TIME: October 7, 2025 at 9:00 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 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: On the North steps of the Courthouse in the City of Lancaster, Grant County

DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) AND THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH, RANGE FIVE (5) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 19 AND 20, TOWN AND RANGE AFORESAID; RUNNING THENCE NORTH 61° WEST 1 25/100 CHAINS TO THE PLACE OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES 31° WEST TO THE BED OF THE CREEK CALLED FURNACE BRANCH 7 97/100 CHAINS; THENCE NORTHWEST ALONG THE BED OF SAID CREEK 2 7/100 CHAINS; THENCE NORTH 31° EAST 7 41/100 CHAINS TO THE SOUTH SIDE OF THE PUBLIC HIGHWAY; THENCE EAST ALONG THE SOUTH SIDE OF SAID HIGHWAY TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 11709 County Road Vv Cassville, WI 53806-9702

DATED: July 17, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.