

Nationstar Mortgage LLC

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 23 CV 532

vs

Sheila R. Seitz, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 26, 2023 in the amount of \$142,653.31 the Sheriff will sell the described premises at public auction as follows:

TIME: October 21, 2025 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.

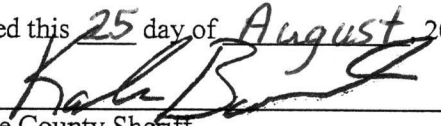
PLACE: Room 357 of the City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, WI, 53703

DESCRIPTION: Lots 15, 16 and 17, Block 3 in Highwood Estates First Addition, Town of Albion, Dane County, Wisconsin.

PROPERTY ADDRESS: 142 Beach Avenue, Edgerton, WI 53534

TAX KEY NO.: 002/0512-361-0408-7 and 002/0512-361-0876-1

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 25 day of August, 2025.

Dane County Sheriff

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.