

STATE OF WISCONSIN:

CIRCUIT COURT:

DANE COUNTY

Deutsche Bank National Trust Company, as Trustee for
Morgan Stanley ABS Capital I Inc. Trust 2006-HE4,
Mortgage Pass-Through Certificates, Series 2006-HE4,

NOTICE OF SHERIFF'S SALE

Case Number: 2024CV001006

Plaintiff,

vs.

Gary M Elmer, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 3, 2024, in the amount of \$551,621.46, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

March 4, 2025 at 10:00AM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Dane County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

in Room 354 of the City-County Building, 210 Martin Luther King Jr. Blvd., Madison WI

Property description:

Lot 1 of Certified Survey Map Number 6943 recorded in December 2, 1992 in Volume 34 of Certified Survey Maps of Dane County on Pages 318 and 319, as Document No. 2419557, in the Town of Dunn, Dane County, Wisconsin

Tax Key No: 028/061031298700

Property Address: 4620 Rutland Dunn Townline Road, Oregon, WI 53575

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 10 day February, 2025



Dane County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.