

Wells Fargo Bank, N.A.

Plaintiff,
vs.

NOTICE OF ADJOURNED FORECLOSURE SALE

Case No. 24-CV-000091

Doreen E. Hynes and The United States of America, acting by and
through the Secretary of Housing and Urban Development

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 17, 2025 in the amount of \$155,559.34 the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: September 24, 2025 at 10:00 a.m.

ADJOURNED TIME: November 12, 2025 at 10:00 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. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION:

A PART OF OUTLOT 13, IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH OF RANGE 17 EAST, IN THE VILLAGE OF THERESA, DODGE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID 1/4 SECTION WHICH IS THE POINT OF INTERSECTION OF THE CENTER LINE OF HIGHWAY 28, RUNNING THENCE NORTHEASTERLY (NORTH 67° 40' EAST) A DISTANCE OF 1162.02 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE DUE SOUTH A DISTANCE OF 180.29 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 114.80 FEET TO A POINT; THENCE DUE NORTH A DISTANCE OF 228.25 FEET TO THE CENTER LINE OF SAID HIGHWAY; THENCE SOUTH 67° 40' WEST, ALONG THE CENTER LINE OF SAID HIGHWAY A DISTANCE OF 124.10 FEET TO THE POINT OF BEGINNING, EXCEPTING THE NORTH 30 FEET (MEASURED AT RIGHT ANGLE TO THE CENTER OF ROAD) FOR ROAD PURPOSES, AS CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED VOLUME 790, PAGE 743 AS DOCUMENT NO. 782423.

PROPERTY ADDRESS: 409 Mayville St Theresa, WI 53091-9619

DATED: September 3, 2025

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



Dale J. Schmidt
Dodge County Sheriff

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.