

STATE OF WISCONSIN

CIRCUIT COURT

WOOD COUNTY

Nations Lending Corporation

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 25 CV 196

Samuel E. Sudduth, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 30, 2025 in the amount of \$132,354.72 the Sheriff will sell the described premises at public auction as follows:

TIME: March 11, 2026 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: Front entrance to the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495

DESCRIPTION: THAT PART OF BLOCK TWO (2) OF OMAHA LAND COMPANY'S SECOND ADDITION AND THAT PART OF BLOCK 225 OF ADDITIONS TO MARSHFIELD NO. 4, ALL IN THE CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF BLOCK 2 OF OMAHA LAND COMPANY'S SECOND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF EIGHTH STREET, 165 FEET; THENCE NORTHERLY AND PARALLEL WITH PEACH STREET, 44 FEET; THENCE EASTERLY AND PARALLEL WITH EIGHTH STREET, 165

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.

FEET, TO THE WESTERLY LINE OF PEACH STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PEACH STREET, 99 FEET; THENCE WESTERLY AT RIGHT ANGLES TO PEACH STREET, 330 FEET AND TO THE EASTERLY LINE OF ASH STREET, AND THENCE SOUTHERLY ALONG THE EASTERLY LINE OF ASH STREET 143 FEET, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM, HOWEVER, THOSE PARTS THEREOF AS ARE DESCRIBED IN AND CONVEYED BY THE DEEDS RECORDED IN VOLUME 193 OF DEEDS PAGE 125; VOLUME 204 OF DEEDS PAGE 462 AND VOLUME 204 OF DEEDS PAGE 479.

PROPERTY ADDRESS: 709 S. Ash Avenue, Marshfield, WI 54449

TAX KEY NO.: 3302875

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 13 day of January, 2026.


Wood County Sheriff CHIEF DEPUTY
Quinton Ellis