

Nations Lending Corporation

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 24 CV 475

Jennifer N. Hancock, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 23, 2025 in the amount of \$174,8886.70 the Sheriff will sell the described premises at public auction as follows:

TIME: November 12, 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.

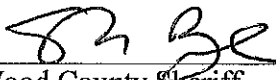
PLACE: Front entrance to the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495

DESCRIPTION: LOT ELEVEN (11) OF EAST SIDE ASSESSOR'S PLAT NO. 37, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

PROPERTY ADDRESS: 170 5th Street North, Wisconsin Rapids, WI 54494

TAX KEY NO.: 3407765

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 8th day of Sept., 2025.

Wood 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.