

STATE OF WISCONSIN

CIRCUIT COURT

FOND DU LAC COUNTY

Nationstar Mortgage LLC

Plaintiff,

Case No. 2024CV000200

v.

Estate of Gail Welter a/k/a Gail M. Welter, et al.

Defendants.

RECEIVED

OCT 02 2024

FDL CO SHERIFF'S OFFICE

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 13, 2024 in the amount of \$180,537.36, I will sell at public auction, located in Room H - 1st Floor of the City County Government Center, 160 S. Macy St, Fond du Lac, WI 54935, on

**November 19, 2024**

At 9:00 AM, all of the following described premises, to wit:


LOT NUMBER ONE (1) OF CERTIFIED SURVEY MAP NO. 1870 RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGES 109 AND 109A, BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 16 NORTH OF RANGE 18 EAST, TOWN OF CALUMET, FOND DU LAC COUNTY, WISCONSIN.

Street Address: W3295 Johnsburg Road, Fond du Lac, WI 54937  
Tax Key No. T05-16-18-02-11-002-0

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 10-7-24

  
Sheriff of Fond du Lac County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-00430

**NOTE: This law firm is a debt collector.**