

PennyMac Loan Services, LLC,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2024CV001012

vs.

Thomas Baker, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 25, 2024, in the amount of \$126,168.04, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: February 12, 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 Brown 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 the Target Conference Room of the Brown County Sheriff's Office, 2684 Development Drive, Green Bay WI 54311

Property description:
The Southerly 270 feet of the West one-half of the West 2 3/4 acres of Lot fifty-nine (59), according to the recorded plat of C.L.A. Tank's Subdivision of Private Claims 2 to 9, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, EXCEPT parts described in Vol. 255 Deeds Page 488, Vol 284 Deeds Page 402, and Vol. 308 Deeds Page 618.

Tax Key No: 1-11-1

Property Address: 864 Langlade Avenue, Green Bay, WI 54304

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

Dated this 8th day of January, 2025


Brown 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.