

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST

Plaintiff**NOTICE OF SHERIFF'S SALE**

vs.

Case No: 25 CV 134

Roger T. Klimek, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 20, 2025 in the amount of \$161,014.29 the Sheriff will sell the described premises at public auction as follows:

TIME: February 5, 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 forfeiture 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: In the lobby of the Chippewa County Sheriff's Department, 32 E. Spruce Street, Chippewa Falls, WI 54729

DESCRIPTION: Lot 3, Block 1 of Kappus Addition, Town of Eagle Point, Chippewa County, Wisconsin.

AND

A parcel of land abutting the South line of said Lot 3, Block 1, located in the NE 1/4 of the NE 1/4 of Section 30, Township 29 North, Range 8 West, being described as follows:

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.

Commencing at the Southwest corner of said Lot 3; thence South 50 feet on an extension of the West line of said Lot 3; thence East at right angles and parallel to the South line of said Lot 3, 100 feet; thence North on an extension of the East line of said Lot 3, 50 feet; thence West along the South line of said Lot 3, 100 feet to the point of beginning.

PROPERTY ADDRESS: 13793 -13797 88th Avenue, Chippewa Falls, WI 54729

TAX KEY NO.: 22908-3011-63380103

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 5 day of JAN, 2026.

Chippewa County Sheriff

