

STATE OF WISCONSIN

CIRCUIT COURT

VILAS COUNTY

GUILD MORTGAGE COMPANY
LLC

CASE NO. 2026CV000024

FORECLOSURE CASE CODE: 30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

THE ESTATE OF KATHRYN M.
SEITER; UNITED STATES OF
AMERICA-DEPARTMENT OF
HOUSING & URBAN
DEVELOPMENT; et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 12, 2026, in the amount of \$31,455.55, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: October 8, 2026, at 2:00 p.m.

TERMS:

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check, or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment will be forfeited to the Plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: The Main Public Entrance of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521

PROPERTY DESCRIPTION: LOT 20 IN THE RECORDED PLAT OF PINE ACRES ESTATES, SAID PLAT BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 - SW 1/4), SECTION (5), TOWNSHIP FORTY (40) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF ST. GERMAIN, VILAS COUNTY, WISCONSIN, AS THE SAME APPEARS OF RECORD IN VOL 7 OF PLATS, PAGE 38.

TOGETHER WITH RIGHTS, RESERVATIONS AND RESTRICTIONS OF PRIOR RECORD.

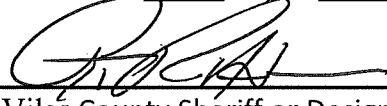
TAX KEY NO.: 024-239

PROPERTY ADDRESS: 2748 PINE PLACE, SAYNER, WI 54560

Submitted

by: Dated this _____ day of _____, 20__

Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com



Vilas County Sheriff or Designee