
Freedom Mortgage Corporation

Plaintiff,

Case No. 2025CV000120

v.

James Saunders, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 28, 2025 in the amount of \$255,094.86, I will sell at public auction, located in the lobby of the Chippewa County Sheriff's Department, 32 W. Spruce St., Chippewa Falls, WI 54729, on

October 30, 2025

At 10:00 AM, all of the following described premises, to wit:


A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 5 WEST, CITY OF STANLEY, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 891.2 FEET NORTH OF THE SOUTHWEST CORNER AND 272 FEET EAST OF THE WEST LINE OF SAID NE1/4 OF THE NW1/4; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID FORTY 345.5 FEET, WHICH IS THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF EMERY STREET 130 FEET; THENCE WEST 130 FEET; THENCE SOUTH 130 FEET; THENCE EAST 130 FEET TO THE POINT OF BEGINNING.

Street Address: 957 N. Emery Street, Stanley, WI 54768
Tax Key No. 22905-2521-02800000

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 Chippewa County Office of the Sheriff (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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.


Travis Hakes

Sheriff of Chippewa County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00323

NOTE: This law firm is a debt collector.