

MSR Asset Vehicle LLC

Plaintiff,

Case No. 2024CV000020

v.

Joshua Sockness, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 21, 2024 in the amount of \$133,037.78, I will sell at public auction, located on the front steps of the Jackson County Courthouse, 307 Main Street, Black River Falls, WI 54615, on

September 9, 2025

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

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 6 WEST, TOWN OF NORTHFIELD, JACKSON COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE TRACT, SAID CORNER BEING SOUTH 0 DEGREES 00 MINUTES EAST 1014.6 FEET AND NORTH 89 DEGREES 45 MINUTES EAST 535.3 FEET FROM THE INTERIOR QUARTER-QUARTER SECTION CORNER (CENTER OF QUARTER SECTION) OF THE SW 1/4 OF THE SAID SECTION 24, TOWNSHIP 23 NORTH, RANGE 6 WEST (WHICH IS A FENCE CORNER OF THE LANDS OF RALPH LYON AND MERLIN PETERSON ON THE EAST BOUNDARY OF LANDS ALSO OWNED BY MERLIN PETERSON, FORMERLY OWNED BY EDWIN PETERSON); THENCE NORTH 89 DEGREES 45 MINUTES EAST 180 FEET; THENCE SOUTH 0 DEGREE 15 MINUTES EAST 261 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES WEST 180 FEET; THENCE NORTH 0 DEGREES 15 MINUTES WEST 261 FEET TO THE PLACE OF BEGINNING.

Street Address: W14846 State HWY 121, Hixton, WI 54635
Tax Key No. 040-0380.0005

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 Jackson 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. Å§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 08-11-2025



Sheriff of Jackson County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00341

NOTE: This law firm is a debt collector.