

STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

PennyMac Loan Services, LLC

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE
Case No. 25-CV-000386

James Edwards, Melissa Lentz a/k/a Melissa Edwards
and State of Wisconsin, Department of Children and
Families

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 21, 2025 in the amount of \$195,636.55 the Sheriff will sell the described premises at public auction as follows:

TIME: January 27, 2026 at 10:00 a.m.

TERMS: Pursuant to said judgment, 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 is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: Sheriff's Office lobby, ground floor, of the St. Croix County Government Center, 1101 Carmichael Road, Hudson, WI

DESCRIPTION: Lot Two (2) of Certified Survey Map filed September 18, 2002 in Volume 16 of Certified Survey Maps on page 4375 as Document No. 690791, being apart of Lot-26; Hielkema's Dutch Heritage Village, located In the Southeast Quarter of the Southeast Quarter of Section 36, Township 29 North, Range 17 West, Village of Baldwin, St. Croix County, Wisconsin. Tax ID #106-2040-26-200

PROPERTY ADDRESS: 1825 Windmill Dr Baldwin, WI 54002-5136

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Scott Knudson
St. Croix County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.