

STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

Athene Annuity & Life Assurance Company

Plaintiff,

vs.

Michael J. Samuel

Defendant.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-000428

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 14, 2025 in the amount of \$229,215.15 the Sheriff will sell the described premises at public auction as follows:

TIME: January 20, 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: The West 244 feet of the following described real estate: That part of the North Half of the Northeast Quarter (N½ NE¼) of Section 20, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin, described as follows: Commencing at the NE corner of Section 20, Township 29 North, Range 18 West; thence West along the centerline of State Trunk Highway 12 and 1404.3 feet; thence South for 896.0 feet to the right of way of the Chicago and Northwestern Railway; thence 79°E on said right of way for 417.2 feet; thence continuing SE on said right of way 1034 feet to the center of the town road to a point 1333.0 feet South of the NE corner of said Section 20, thence North to said NE corner. EXCEPTING THEREFROM those lands conveyed to the State of Wisconsin Department of Transportation by Deed recorded on October 20, 2020, as Document No. 1114450, described as follows: Parcel 46 of Transportation Project Plat No. 8949-02-21-4.09 recorded as Document No. 1102826. Tax ID #042-1055-10-001

PROPERTY ADDRESS: 1087 US Highway 12 Roberts, WI 54023-8437

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

  
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Scott Knudson  
St. Croix County Sheriff

Please go to [www.gray-law.com](http://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.