

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

ST. CROIX COUNTY

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, ON BEHALF OF
THE HOLDERS OF THE J.P. MORGAN
MORTGAGE ACQUISITION TRUST 2007-CH5
ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2007-CH5
Plaintiff

NOTICE OF SHERIFF'S SALE
Case No. 2025CV000221

Vs.

Case Code No. 30404

CHOU CHANG; PHENG LEE; UNKNOWN
SPOUSE OF CHOU CHENG; UNKNOWN
SPOUSE OF PHENG LEE; TD BANK USA,
N.A.; MIDLAND FUNDING LLC; STATE OF
WISCONSIN, DEPARTMENT OF REVENUE;
Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 29, 2025, in the amount of \$185,638.36, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: **March 3, 2026 at 10:00 am**

TERMS:

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to 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.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: SHERIFF'S OFFICE LOBBY, GROUND FLOOR, OF THE ST. CROIX COUNTY GOVERNMENT CENTER, 1101 CARMICHAEL ROAD, HUDSON, WI 54016

Property description:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 27 TOWNSHIP 28 NORTH RANGE 16 WEST TOWN OF EAU GALLE ST CROIX COUNTY WISCONSIN.

Tax Key No.: 008107720000 & 01807730000

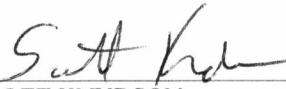
Property Address: 2459 20TH AVENUE, BALDWIN, WISCONSIN 54002

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State Bar No. 1032915
Attorney for Plaintiff
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Johnson, Blumberg & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

Dated this 28 day of January, 2026


SCOTT KNUDSON

ST. CROIX COUNTY SHERIFF OR DESIGNEE