STATE OF WISCONSIN | CIRCUIT COURT | MILWAUKEE COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFA 2023-INV1 TRUST

Plaintiff,

vs.

EAST TOWN MANAGEMENT, LLC; CITY OF MILWAUKEE; EAGLES MOVERS INC.; THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION; et al.,

Defendants.

CASE NO. 2025CV010957

FORECLOSURE CASE CODE: 30404

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 7, 2026, in the amount of $123,262.80, the Sheriff, or Designee, will sell the described premises at public auction via an Internet-based auction at www.bid4assets.com/MilwaukeeSheriffSales, on

November 9, 2026, (docket No: 260488)

Bids may be submitted as follows: 10:30 a.m. to 12:30 PM Central (with 5 minute intervals of each docket sale starting and ending), or additionally extended by overtime bidding rules.

The following described premises will be sold:

THE EAST 40 FEET OF LOTS 20, 21 AND 22, BLOCK 3, AND THE WEST 1/2 OF THE VACATED ALLEY ADJOINING LOTS 21 AND 22, IN FLYNN'S SUBDIVISION OF BLOCKS 3 AND 4, IN THE SUBDIVISION OF LOTS 10 TO 19 IN DOUSMAN'S SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH,

RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO.: 3881018000

PROPERTY ADDRESS: 3419 - 3421 WEST JUNEAU AVENUE, MILWAUKEE, WI 53208

The property is sold as if without any warranties or guarantees, expressed or implied, and subject to encumbrances that have, or may have, priority over the mortgage being foreclosed including, but not limited to: real estate taxes and assessments not yet due or payable; and municipal charges.

TERMS OF SALE: 1. All bidders are required to submit a deposit prior to participating in the auction. Deposit shall be 11% of the purchaser's total intended bid, with 10% going toward the purchase price and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will not accept mailed payments. The buyer must comply with minimum bidder qualification as set forth in Wis. Stat 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to purchase price.

VISIT: https://www.bid4assets.com/MilwaukeeSheriffSales FOR SALE INSTRUCTIONS AND FURTHER DETAILS ON THE TERMS AND CONDITIONS OF THE SHERIFF'S SALE.

Submitted by:

Dated this _____ day of _____, 20___

Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com

Brian Barkow
Milwaukee County Sheriff or Designee

6980-222287/VMR