STATE OF WISCONSIN CIRCUIT COURT SHAWANO COUNTY

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

AMENDED NOTICE OF SHERIFF'S SALE

Case No: 26 CV 48

vs

Cole D. Galland, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 16, 2026 in the amount of $298,923.48 the Sheriff will sell the described premises at public auction as follows:

TIME: December 9, 2026 at 9:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:
1.) 10% down in cash 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 from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: First floor of the Shawano County Courthouse, 311 North Main Street, Shawano, WI 54166

DESCRIPTION: Lot One (1), Certified Survey Map No. 1746 recorded September 22, 1998, in Volume 6 of Certified Surveys on pages 265-266, as Document No. 510595, said map being part of Government Lot Two (2) in Section 12, Township 27 North, Range 15 East, Town of Wescott, Shawano County, Wisconsin.

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

PROPERTY ADDRESS: N6898 Balsam Row Road, Shawano, WI 54166

TAX KEY NO.: 362100001

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
245 S. Executive Drive, Suite 380
Brookfield, WI 53005
(262) 314-6564

Dated this 19th day of October, 2026.

Shawano County Sheriff