

U.S. Bank National Association, as Trustee for Citigroup
Mortgage Loan Trust 2006-WFHE4, Asset-Backed
Pass-Through Certificates, Series 2006-WFHE4

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 25-CV-000108

vs.

Susan Pingel and Village of Wittenberg Housing
Rehabilitation Program

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 21, 2025 in the amount of \$85,222.72 the Sheriff will sell the described premises at public auction as follows:

TIME: February 11, 2026 at 9:00 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: In the front lobby of the Shawano County Courthouse, City and County of Shawano

DESCRIPTION: Lots Number One (1) and Two (2) of Shawano Lumber Company's Subdivision of a portion of Block Number Four (4) of the original plat of the Village of Wittenberg, Shawano County, Wisconsin. ALSO the West one-half (W 1/2) of Lot Number Six (6) in Block Number One (1) of Miller's Subdivision of Block Number Five (5) of the original plat of the Village of Wittenberg, Shawano County, Wisconsin.

PROPERTY ADDRESS: 311 E Grand Ave Wittenberg, WI 54499-9062

DATED: November 19, 2025

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


George Lenzner
Shawano 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.