

PCM CREDIT UNION,

Plaintiff

v.

## NOTICE OF SHERIFF'S SALE

JAMES M. ANDERSON, JR., et al.,

Case No. 25 CV 171

Mortgagor Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 17, 2025, in the amount of \$79,593.15, the Sheriff will sell the described premises at public auction as follows:

DATE / TIME: **February 24, 2026 at 10:00 a.m.**

TERMS: **1. 10% down in cash, cashier's check or certified funds, payable to the clerk of courts at the time of sale (personal checks cannot and will not be accepted); balance due within ten (10) days of confirmation of sale; failure to pay balance due will result in forfeiture 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.***

PLACE: Oconto County Courthouse, Building A, 301 Washington Street, Oconto, WI

DESCRIPTION / PARCEL #:

Lot 1 of Certified Survey Map No. 1126, recorded in Vol. 7 of C.S. Maps on Page 118 as Doc. No. 354714, being part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 27 North, Range 21 East, in the Town of Pensaukee, Oconto County, Wisconsin, except part used for public road purposes.

Parcel ID No. 034-372900614A

PROPERTY ADDRESS:

3153 Froelich Road, Abrams, WI 54101

DATE: January 15 , 2026.

Carl Angus  
Todd Skarban, Oconto County Sheriff

CHAD ANGUS

CHIEF DEPUTY

Plaintiff's Attorney:

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