

RECEIVED SEP 15 2025

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Deutsche Bank National Trust Company, as Indenture Trustee, on  
behalf of the holders of the Accredited Mortgage Loan Trust  
2006-1 Asset Backed Notes

NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 16-CV-00007

Michael W. Podoll Jr., Jane Doe Podoll and Fairfield Place  
Association, Ltd

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 29, 2016 in the amount of  
\$153,243.12 the Sheriff will sell the described premises at public auction as follows:

TIME: November 12, 2025 at 10:00 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 Waukesha County Sheriff's Dept. (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 main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: UNIT "C", IN BUILDING 3, TOGETHER WITH SAID UNIT'S UNDIVIDED (APPURTENANT) INTEREST IN THE COMMON ELEMENTS (AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT) ALL IN FAIRFIELD PLACE CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON APRIL 10, 1996 AS DOCUMENT NO. 2114933 AND AMENDMENTS THERETO, SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO. TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS, INCLUDING (WITHOUT LIMITATION):A) THE UNDIVIDED PERCENTAGE INTEREST IN ALL COMMON ELEMENTS AS SPECIFIED FOR SUCH UNIT IN THE AFOREMENTIONED DECLARATION;B) THE RIGHT TO USE THE AREAS AND/OR FACILITIES, IF ANY SPECIFIED IN THE AFOREMENTIONED DECLARATION AS LIMITED COMMON ELEMENTS FOR SUCH UNIT; ANDC) MEMBERSHIP IN THE CONDOMINIUM OWNER'S ASSOCIATION, INC. A WISCONSIN CORPORATION AS PROVIDED FOR IN THE AFOREMENTIONED DECLARATION AND IN ANY ARTICLES OF INCORPORATION AND/OR BYLAWS FOR SUCH OWNER'S ASSOCIATION

PROPERTY ADDRESS: 558 Pewaukee Rd Unit C Pewaukee, WI 53072-6552

DATED: September 9, 2025

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

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

Please go to [www.gray-law.com](http://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.