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Nationstar Mortgage LLC

Plaintiff,

Case No. 2023CV000476

v.

Terri R. Doss

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on February 22, 2024 in the amount of \$54,191.33, I will sell at public auction, located at the front door Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, on

**May 29, 2024**

At 10:00 AM, all of the following described premises, to wit:

THAT PART OF THE E-1/2 OF THE W-1/2 OF THE S-1/2 OF THE NE-1/4 OF THE SE-1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 5 EAST, CITY OF NEKOOSA, WOOD COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET WEST AND 30 FEET SOUTH OF THE NE CORNER THEREOF FOR A PLACE OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE THEREOF, 128 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE THEREOF, 67 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE THEREOF, 128 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE THEREOF, 67 FEET AND TO THE POINT OF BEGINNING.

Street Address: 237 Wood Avenue, Nekoosa, WI 54457

Tax Key No. 30-00120D

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 05/03/24



Sheriff of Wood County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-23-01239

**NOTE: This law firm is a debt collector.**