

STATE OF WISCONSIN

CIRCUIT COURT

WOOD COUNTY

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

v.

Case No. 2023CV000331

Kaylee R. Lepak, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 6, 2023 in the amount of \$122,141.67, I will sell at public auction, located at front door Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, on

May 15, 2024

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

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 242 (ELMER KOCH'S FIRST CERTIFIED SURVEY) AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 242, AS DOCUMENT NO. 478110, LOCATED IN AND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4-SE1/4), SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

Street Address: 12230 80th Street S a/k/a 122230 County Highway U, Wisconsin Rapids, WI 54494
Tax Key No. 18-00432

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 05/02/2024



Sheriff of Wood County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00956

NOTE: This law firm is a debt collector.