

STATE OF WISCONSIN CIRCUIT COURT WOOD COUNTY

Simplicity Credit Union
Plaintiff

v.

The Estate of David B. Ladwig
c/o John Nadolney as Special Administrator
Wood County
Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-19
Code No. 30404

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on May 22, 2024 in the sum of \$43,785.92, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: May 22, 2024 at 10:00 a.m.

PLACE: At the Front Door of the Wood County Courthouse, 400 Market St,
Wisconsin Rapids, WI 54495

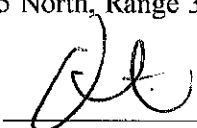
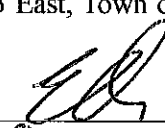
TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Wood County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 8519 Mill Creek Drive, Marshfield, WI 54449

PIN: 03-00147C

LEGAL DESCRIPTION: Lot Two (2) of Wood County Certified Survey Map #8318, recorded in Volume 28 of Survey Maps, page 218, as Document #2005R12468, being part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), Section 33, Township 25 North, Range 3 East, Town of Cameron, Wood County, Wisconsin.

Dated this 22nd day of April, 2024

 
~~Shawn Becker~~ Quentin Ellis
Wood County Sheriff
CHIEF DEPUTY

Prepared by: Justin J. Bates, Esq.
Bates Legal Group, LLC, State Bar No. 1066128
PO Box 1473, Wausau, WI 54402-1473
715-843-5599

Bid Information can be found on bateslegalgroup.com