

STATE OF WISCONSIN

CIRCUIT COURT

WOOD COUNTY

U.S. Bank National Association,

Plaintiff,

vs.

Case No. 2019CV000040

Nathan D. Sullivan; Genevieve N. Sullivan; Capital One Bank (USA) NA,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 2, 2019, in the amount of \$69,339.64, I will sell at public auction on the front steps of the Wood County Courthouse, located at, 400 Market Street, Wisconsin Rapids, WI 54494, on **November 6, 2019, at 10:00 AM**, all of the following described premises, to wit:

The South 17 feet of Lots 4, 5 and 6, Block 10 and the North 28 feet of Lots 4, 5, and 6, Block 3, Wickham's Subdivision of the SE 1/4 of the SE 1/4 of Section 13, Township 22 North, Range 5 East, City of Wisconsin Rapids, Wood County, Wisconsin, and that part of the vacated Conley Street bounded on the North by the South line of lots 4, 5, and 6, Block 10, Wickham's Subdivision; bounded on the South by the North line of Lots 4, 5, and 6, Block 3, Wickham's Subdivision, bounded on the West by the East line of Eighteenth Avenue South (formerly Horace Street); and bounded on the East by a line which is 150 feet East of the West Boundary.

Tax Key No. 3404572

Address: 1331 18th Avenue South, Wisconsin Rapids, WI 54494

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.**TERMS OF SALE:**

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Wisconsin Rapids, Wisconsin on, 09/11/19Bass & Moglowsky, S.C.
Attorneys for Plaintiff

Sheriff of Wood, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.