

STATE OF WISCONSIN

CIRCUIT COURT

WOOD COUNTY

CITIZENS STATE BANK OF LOYAL
Plaintiff

v.

JOSEPH A. CEPRESS IV
MARIE M. CEPRESS, ET. AL.
Defendants.

Case No. 18 CV 383
Classification: 30404
K&A File: 946
Client Reference #: 6081996

Circuit Court Filing Stamp

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a *Judgment of Foreclosure* and sale entered in the above-captioned action on July 20, 2020, the undersigned, Shawn Becker, Sheriff of Wood County, will sell at public auction at the Wood County Courthouse (front entrance) 400 Market Street, Wisconsin Rapids, Wisconsin on July 21, 2021 at 10:00 am the following described mortgaged premises:

PARCEL #1:

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼)
OF SECTION EIGHT (8), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE
THREE (3) EAST, TOWN OF WOOD, WOOD COUNTY, WISCONSIN

TAX KEY #: 22-00142

PARCEL #2:

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼)
OF SECTION EIGHT (8), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE
THREE (3) EAST, TOWN OF WOOD, WOOD COUNTY, WISCONSIN.


TAX KEY #: 22-00140

ADDRESS: 6616 HIGHWAY 80 NORTH, PITTSVILLE, WI 54466

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 or certified bank 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, including penalties and interest, and any existing first in time mortgages or leasehold interests. Purchaser to pay all transfer and recording fees and the cost of title evidence.

Dated: June 14th, 2021.



Shawn Becker, Sheriff
Wood County, Wisconsin

THIS INSTRUMENT WAS DRAFTED BY:

TIMOTHY L. KOSTKA
KOSTKA & ASSOCIATES, LLC
P.O. BOX 1519
WAUSAU, WI 54402-1519
(715) 845.1805

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), I am required to state that this is an attempt to collect a debt. Any information obtained will be used for that purpose. This communication is from a debt collector.