
NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

Case No. 2021CV000163

v.

The Estate of James D. Wypych,

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 1, 2021 in the amount of \$155,401.31, I will sell at public auction, located at front door Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, on

October 20, 2021

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

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4); EXCEPT THE WESTERLY 597 FEET; FURTHER EXCEPTING THE EAST, 272 FEET ON THE WEST, 869 FEET OF THE NORTH 495 FEET; AND EXCEPTING HIGHWAYS, ALL IN SECTION THIRTEEN (13), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST, TOWN OF RICHFIELD, WOOD COUNTY, WISCONSIN.

Street Address: 7631 Richfield Drive, Arpin, WI 54410

Tax Key No. 15-00229c

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

8/21/2021

Sheriff of Wood County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-21-00056

NOTE: This law firm is a debt collector.