

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Plaintiff,

Case No. 2024CV000197

v.

James Fuller, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 14, 2024 in the amount of \$140,291.86, I will sell at public auction, located at the front door Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, on

November 20, 2024

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

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION THREE (3), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FIVE (5) EAST, CITY OF NEKOOSA, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 608 FEET WEST OF THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED FORTY FOR A STARTING POINT; THENCE WEST ALONG THE SOUTH LINE OF SAID FORTY A DISTANCE OF 183 FEET; THENCE NORTH 200 FEET; THENCE EAST 183 FEET; THENCE SOUTH 200 FEET TO THE PLACE OF BEGINNING; EXCEPT FOR STREET AND HIGHWAY PURPOSES A STRIP OF LAND 30 FEET IN WIDTH ACROSS THE SOUTH SIDE THEREOF. ALL LINES RUNNING PARALLEL WITH THE LINES OF SAID FORTY.

Street Address: 200 Cranmoor Road, Nekoosa, WI 54457-1020
Tax Key No. 30-00008C

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 10/02/2024



Sheriff of Wood County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00516

NOTE: This law firm is a debt collector.