

STATE OF WISCONSIN:

CIRCUIT COURT:

WOOD COUNTY

U.S. BANK NATIONAL ASSOCIATION,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2024CV000540

vs.

Estate of Nancy A. Giggee, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 25, 2025, in the amount of \$64,309.69, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

November 19, 2025, at 10:00AM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Wood County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

at the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wisconsin

Property description:

Lot 5 and the Southerly 17.25 feet of Lot 6 of Morningside Addition to the City of Grand Rapids, now Wisconsin Rapids, Wood County, Wisconsin.

Tax Key No: 34-06752

Property Address: 610 14th Street S, Wisconsin Rapids, WI 54494

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 22 day OCTOBER, 2025



Wood County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.