

STATE OF WISCONSIN CIRCUIT COURT WOOD COUNTY

TOMAH AREA CREDIT UNION

Plaintiff

NOTICE OF FORECLOSURE SALE

v.

Case No. 24CV142

Code No. 30404

The Estate of Steven R. Coons
c/o Todd Scholz, Special Administrator

Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on May 29, 2024 in the sum of \$49,123.36, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: August 7, 2024 at 10:00 a.m.

PLACE: At the Front Door of the Wood County Courthouse, 400 Market St,
Wisconsin Rapids, WI 54495

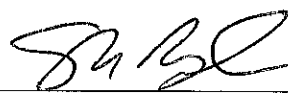
TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Wood County Clerk of Courts; balance of sale price is due in full 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, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 410 9th Avenue, Wisconsin Rapids, WI 54495

PIN: 3401629

LEGAL DESCRIPTION: Lot Thirty (30), West Side Assessor's Plat No. 26, City of Wisconsin Rapids, Wood County, Wisconsin.

Dated this 25 day of JUNE, 2024


Shawn Becker
Wood County Sheriff

Prepared by: Justin J. Bates, Esq.
Bates Legal Group, LLC, State Bar No. 1066128
PO Box 1473, Wausau, WI 54402-1473
715-843-5599

Bid Information can be found on bateslegallgroup.com