

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 3

WOOD COUNTY

FORWARD FINANCIAL BANK

Plaintiff,

vs.

**J & S LENZ PROPERTIES LLC
JASON R LENZ, ET. AL.**

Defendants.

Case No. **15 CV 213**

Classification: 30301

K&A File: 815

Client Reference #: 0203 006712 7

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure and sale entered in the above-captioned action on **August 14, 2015**, the undersigned, **THOMAS REICHERT**, Sheriff of **WOOD** County, will sell at public auction at the **WOOD County Courthouse - Main Entrance, 400 MARKET STREET P.O. BOX 8095 WISCONSIN RAPIDS, WI 54495-8095**, on **MARCH 9, 2016** at **10:00 AM**. The mortgaged premises described by said judgment to be sold is described as follows:

PARCELS A THROUGH H:

UNITS ONE (1), TWO (2), THREE (3), FOUR (4), SIX (6), EIGHT (8), NINE (9) AND TEN (10) IN OAKWOOD TOWNHOMES I CONDOMINIUM, BEING A CONDOMINIUM CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY A "DECLARATION OF CONDOMINIUM FOR OAKWOOD TOWNHOMES I CONDOMINIUM", DATED THE 31ST DAY OF JULY, 1985 AND RECORDED IN THE 1ST DAY OF AUGUST, 1985 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WOOD COUNTY, WISCONSIN, IN VOLUME 537 OF MISC. RECORDS, AT PAGE 9, AS DOCUMENT NO. 647289 AND BY A CONDOMINIUM PLAT THEREFORE;

TOGETHER WITH ALL THE APPURTENANT RIGHTS, TITLE INTERESTS, INCLUDING (WITHOUT LIMITATION):

A) THE UNDIVIDED PERCENTAGE INTEREST IN ALL COMMON ELEMENTS AS SPECIFIED FOR SUCH UNIT IN THE AFOREMENTIONED DECLARATION;

B) THE RIGHT TO USE OF THE AREAS AND/OR FACILITIES, IF ANY, SPECIFIED IN THE AFOREMENTIONED DECLARATION, AS LIMITED COMMON ELEMENTS FOR SUCH UNIT; AND

C) MEMBERSHIP IN THE OAKWOOD TOWNHOMES I CONDOMINIUM OWNER'S ASSOCIATION, (HEREAFTER THE "OWNERS ASSOCIATION"), AS PROVIDED FOR IN THE AFOREMENTIONED DECLARATION AND IN ANY ARTICLES OF INCORPORATION AND/OR BYLAWS FOR SUCH OWNER'S ASSOCIATION.

ADDRESSES:

TAX KEYS:

1501 W. VETERANS PARKWAY, MARSHFIELD.....	33-06476
1503 W. VETERANS PARKWAY, MARSHFIELD.....	33-06477
1505 W. VETERANS PARKWAY, MARSHFIELD.....	33-06478
1513 W. VETERANS PARKWAY, MARSHFIELD.....	33-06469
1515 W. VETERANS PARKWAY, MARSHFIELD.....	33-06470
1517 W. VETERANS PARKWAY, MARSHFIELD.....	33-06471
1519 W. VETERANS PARKWAY, MARSHFIELD.....	33-06472
1014 W. SAWYER DRIVE, MARSHFIELD.....	33-06474

PARCEL I:

LOTS (4), (5) AND (6), BLOCK (4), OF THE PLAT OF IRENE (NOW VILLAGE OF SPENCER), MARATHON COUNTY, WISCONSIN.

ADDRESS: 105 EAST ELM STREET, SPENCER

TAX KEY: 181-2602-053-1045

PARCEL J:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), SECTION FIVE (5), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWO (2) EAST, VILLAGE OF SPENCER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT SIX (6), BLOCK FOUR (4) OF THE PLAT OF IRENE (NOW VILLAGE OF SPENCER); RUNNING THENCE WEST FIFTY (50) FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE WEST LINE OF SAID LOT SIX (6), BLOCK FOUR (4) TO THE NORTH LINE OF LOT SEVEN (7), BLOCK (4) OF SAID PLAT

OF IRENE (NOW VILLAGE OF SPENCER), EXTENDED WEST; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT SEVEN (7), BLOCK FOUR (4); AND THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

ADDRESS: 103 EAST ELM STREET, SPENCER
TAX KEY: 181-2602-053-9983

PARCEL K:

THE SOUTH 50 FEET OF LOT THREE (4) IN BLOCK FOUR (4) OF THE PLAT OF IRENE (NOW VILLAGE OF SPENCER), MARATHON COUNTY, WISCONSIN.

ADDRESS: 107 1/2 EAST ELM STREET, SPENCER
TAX KEY: 181-2602-053-1141

PARCEL L:

LOT ONE (1) AND LOT TWO (2) OF MARATHON COUNTY CERTIFIED SURVEY MAP NO. 13051, RECORDED IN VOLUME 56 SURVEY MAPS, PAGE 178; BEING ALL OF LOTS NINE (9) AND TEN (10), FROEBA SUBDIVISION AND THE SOUTH HALF OF THE NORWEST QUARTER (S1/2 - NW1/4), SECTION 18-28-2 EAST, CITY OF COLBY, MARATHON COUNTY, WISCONSIN.

ADDRESS: 201 LIEDERS STREET, COLBY 54421
203 LIEDERS STREET, COLBY 54421

TAX KEY: 211-282-182-1032
211-282-182-1033

TERMS OF SALE: Each parcel will be offered for sale individually. A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid on each parcel; 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.

Purchaser to pay all transfer and recording fees and the cost of title evidence.

This is an attempt to collect a debt. Any information obtained will be used for that purpose. This communication is from a debt collector.

Dated: February 8th, 2016



Thomas Reichert, Sheriff
WOOD County, Wisconsin

Prepared by:

KOSTKA & ASSOCIATES, LLC
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