

STATE OF WISCONSIN : CIRCUIT COURT : WOOD COUNTY  
CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., CASE NO.: 17-CV-132  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

TINA R. ZABEL, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 08/29/2017, in the amount of \$57,187.48, I will sell at public auction at the on the front steps of the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, City of Wisconsin Rapids, County of WOOD, State of Wisconsin on **03/07/2018 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Twenty-five (25) of East Side Assessor's Plat No. 42 and the North 15 feet of the East 59.90 feet of the West 119.80 feet of Lot One (1), of Wood County Certified Survey Map No. 4363, as recorded in Volume 15 of Survey Maps, page 163, being part of Lot Eighteen (18), of East Side Assessor's Plat No. 42, City of Wisconsin Rapids, Wood County, Wisconsin.

The above property is located at: 476 Dewey Street, Wisconsin Rapids, WI 54494

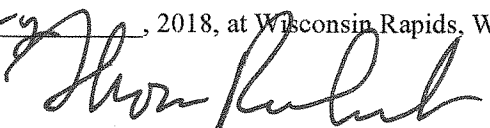
Tax Key No.: 34 07925

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 20<sup>th</sup> day of January, 2018, at Wisconsin Rapids, Wisconsin.

  
Thomas Reichert  
SHERIFF OF WOOD COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

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