

**CITY OF NEILLSVILLE, WISCONSIN
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2022**


	Sewer Utility	Water Utility	Total
ASSETS			
Current Assets:			
Cash and Cash Equivalents	\$ 1,402,818	\$ 1,523,107	\$ 2,925,925
Customer Accounts Receivable	168,182	121,139	289,321
Inventories	4,281	29,346	33,627
Due From Other Funds	-	14,172	14,172
Total Current Assets	<u>1,575,281</u>	<u>1,687,764</u>	<u>3,263,045</u>
Restricted Assets:			
Wisconsin Retirement System Pension Plan Net Asset	61,748	70,474	132,222
Noncurrent Assets:			
Capital Assets Not Being Depreciated	43,206	90,642	133,848
Capital Assets Being Depreciated, Net of Accumulated Depreciation	3,339,088	1,755,821	5,094,909
Total Capital Assets	<u>3,382,294</u>	<u>1,846,463</u>	<u>5,228,757</u>
Total Assets	5,019,323	3,604,701	8,624,024
DEFERRED OUTFLOWS OF RESOURCES			
Wisconsin Retirement System Pension Related	120,241	137,185	257,426
LIABILITIES			
Current Liabilities:			
Accounts Payable	7,330	8,195	15,525
Accrued Liabilities	5,599	6,950	12,549
Due to Other Funds	72,997	85,112	158,109
Total Current Liabilities	<u>85,926</u>	<u>100,257</u>	<u>186,183</u>
Noncurrent Liabilities:			
Compensated Absences	6,450	10,261	16,711
Total Liabilities	92,376	110,518	202,894
DEFERRED INFLOWS OF RESOURCES			
Wisconsin Retirement System Pension Related	145,680	166,267	311,947
NET POSITION			
Net Investment in Capital Assets	3,382,294	1,846,463	5,228,757
Restricted for Pension Plan	61,748	70,474	132,222
Unrestricted	<u>1,457,466</u>	<u>1,548,164</u>	<u>3,005,630</u>
Total Net Position	<u>\$ 4,901,508</u>	<u>\$ 3,465,101</u>	<u>\$ 8,366,609</u>

**CITY OF NEILLSVILLE, WISCONSIN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2022**

	Sewer Utility	Water Utility	Total
OPERATING REVENUES			
Residential	\$ 351,646	\$ 243,660	\$ 595,306
Commercial	120,063	82,995	203,058
Industrial	24,092	15,454	39,546
Public Authority	51,248	39,200	90,448
Multifamily Residential	34,492	23,540	58,032
Penalties	3,563	2,539	6,102
Unmetered	1,251	-	1,251
Private Fire Protection	-	18,937	18,937
Public Fire Protection	-	188,544	188,544
Miscellaneous	14	6,977	6,991
Total Operating Revenues	<u>586,369</u>	<u>621,846</u>	<u>1,208,215</u>
OPERATING EXPENSES			
Operations	170,332	213,902	384,234
Maintenance and Repairs	95,557	56,049	151,606
Customer Accounting and Collecting	25,866	36,280	62,146
General and Administrative	83,640	91,701	175,341
Depreciation	153,705	193,198	346,903
Total Operating Expenses	<u>529,100</u>	<u>591,130</u>	<u>1,120,230</u>
OPERATING INCOME	57,269	30,716	87,985
NONOPERATING REVENUES			
Interest Income	4,634	4,327	8,961
INCOME BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	61,903	35,043	96,946
CONTRIBUTED CAPITAL	2,011	2,011	4,022
TRANSFERS	-	(60,417)	(60,417)
CHANGE IN NET POSITION	63,914	(23,363)	40,551
Net Position - Beginning of Year	4,837,594	3,488,464	8,326,058
NET POSITION - END OF YEAR	<u>\$ 4,901,508</u>	<u>\$ 3,465,101</u>	<u>\$ 8,366,609</u>

TOWN OF MENTOR
 The Town of Mentor will hold its
Annual Meeting on Sat. April 22, 2023
at 10 a.m., in the Mentor Town Hall.
 Jack Ikhtiari Sr-Clerk/Treasurer WNAXLP

TOWN OF LEVIS DUST CONTROL
 Any resident wanting liquid chloride application, the Town pays half.
 Call 715-937-1975, Sam by May 1, 2023.
 To be applied in June 2023.
 Jan Shilts, Clerk WNAXLP


SCHOOL DISTRICT OF NEILLSVILLE ANNUAL NOTICE OF SPECIAL EDUCATION REFERRAL AND EVALUATION PROCEDURES
 Upon request, the School District of Neillsville is required to evaluate a child for eligibility for special education services. A request for evaluation is known as a referral. When the district receives a referral, the district will appoint an Individualized Education Program (IEP) team to determine if the child has a disability, and if the child needs special education services. The district locates, identifies, and evaluates all children with disabilities who are enrolled by their parents in private (including religious) schools, elementary schools and secondary schools located in the school district.
 A physician, nurse, psychologist, social worker, or administrator of a social agency who reasonably believes a child brought to him or her for services is a child with a disability has a legal duty to refer the child, including a homeless child, to the school district in which the child resides. Before referring the child, the person making the referral must inform the child's parent that the referral will be made.
 Others, including parents, who reasonably believe a child is a child with a disability may also refer the child, including a homeless child, to the school district in which the child resides.
Referrals must be in writing and include the reason why the person believes the child is a child with a disability. A referral may be made by contacting Austin Hiess, Director of Special Education, School District of Neillsville at 715-743-8716 or by writing him at ahiess@neillsvillek12.org.

NOTICE TOWN OF YORK
 The Monthly Board Meeting for the Town of York will be held on
Wednesday, April 12, 2023 at 7:00 p.m.
 at the York Town Hall. Agenda will be posted.
ANNUAL MEETING NOTICE
 The annual meeting of the Town of York will be held on **Tuesday, April 18, 2023 at 7:30 p.m.**
 at the York Town Hall.
 Carrie Schmidt, Clerk WNAXLP

NOTICE OF OPEN BOOK CITY OF NEILLSVILLE
 Notice is hereby given that the Assessment Roll will be open for public inspection prior to the Board of Review at the Office of the City Clerk, 106 W. Division Street, during regular office hours beginning April 24, 2023.
 A representative of the Assessor will be available by telephone at **920-749-1995, Monday, May 1, 2023 from 12:00 noon to 2:00 p.m.** for inspection of the roll and consultation with taxpayers.
 Objection forms requesting a Board of Review hearing will be available. **Completed objection forms are required to be filed with the City Clerk at least 48 hours before the Board of Review.**

NOTICE Town of Pine Valley ANNUAL MEETING
 The Annual Meeting will be held
Tuesday, April 18, 2023 at 7:00 PM
at the Town of Pine Valley Town Hall,
 N3907 Marg Avenue, Neillsville, WI 54456
 Theresa Hediger, Clerk WNAXLP

NOTICE OF BOARD OF REVIEW CITY OF NEILLSVILLE
 Notice is hereby given that the Board of Review for the City of Neillsville will meet in the Council Room, City Hall, 106 W. Division Street, on **Monday, May 15, 2023 from 8:00 a.m. to 10:00 a.m.** for the purpose of reviewing and examining the Assessment Roll of Real and Personal Property and correcting all errors on said rolls whether in description of property or otherwise and to perform such other duties as imposed by law.
Anyone wishing to file an objection must contact the City Clerk to complete the required objection form prior to appearing at the Board of Review.
 Rex R. Roehl, City Clerk-Treasurer
 City of Neillsville WNAXLP

PUBLIC NOTICE
 THE FINANCIAL REPORT and supporting documentation of the City of Neillsville, Clark County, Wisconsin for the calendar year 2022 is available for inspection in the Office of the CITY CLERK, CITY HALL, 106 W. Division Street, Neillsville, WI 54456 during regular business hours.
 Rex R. Roehl, Clerk
 CITY OF NEILLSVILLE WNAXLP

NOTICE OF THE BOARD OF REVIEW FOR THE TOWNS OF LEVIS AND WASHBURN
NOTICE IS HEREBY GIVEN Pursuant to WI Statute 70.45, the Town of Levis will hold **OPEN BOOK, assessor present, Wednesday, April 19, 2023 from 7 p.m. to 9 p.m.** The **BOARD of REVIEW for the Town of Levis will be held on Tuesday, May 2, 2023 from 6 p.m. to 8 p.m.** Both will be at the Levis Town Hall, W6351 Bryan Ave. Assessment Roll may be examined by appointment. Call Clerk-Jan Shilts: 715-743-6534 for an appointment.
NOTICE IS HEREBY GIVEN Pursuant to WI Statute 70.45, the Town of Washburn will hold **OPEN BOOK, assessor present, Thursday, April 20, 2023 from 3 p.m. to 5 p.m.** The **BOARD of REVIEW for the Town of Washburn will be held on Saturday, April 29, 2023 from 8 a.m. to 10 a.m.** Both will be at the Washburn Town Hall, W3808 State Hwy 73. Assessment Roll may be examined by appointment. Call clerk - Rolaine Griffiths: 585-626-0264 for an appointment.

ADVERTISEMENT FOR BIDS ASPHALT STREET PAVING CITY OF NEILLSVILLE, WISCONSIN
 The City of Neillsville will accept sealed bids until 4:00 P.M. on Tuesday, April 25, 2023, at the City Clerk's office located at 106 E. Division St., Neillsville, Wisconsin 54456. Bids will be opened that evening at the Public Works and Utilities regularly scheduled meeting.
 The City is accepting bids for approximately 1,000 tons of hot mix asphalt to be placed by the selected company for patching or paving. The price shall include finished shaping of the base course prior to installing bituminous hot mix.
 Asphalt Pavement products and installation shall comply with WisDOT Spec, Type 4MT58-28s asphalt mix.
 This work will be accomplished during the months of June, July and August 2023.
 The City of Neillsville, Wisconsin reserves the right to accept or reject any or all bids, including, but not limited to, any or all bids which are not responsive, to waive informalities in the bidding procedure and to award the contract to the bidder who, in the opinion of the City, will be the most advantageous to the City.
 WNAXLP

Please be advised of the following requirements to appear before the Board of Review and procedural requirements if appearing before the Board:
 No person shall be allowed to appear before the Board of Review, to testify to the Board by telephone or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the Assessor to view such property.
 After the first meeting of the Board of Review and before the Board's final adjournment, no person who is scheduled to appear before the Board of Review may contact, or provide information to, a member of the Board about the person's objection except at a session of the Board.
 No person may appear before the Board of Review, testify to the Board by telephone or contest the amount of assessment unless, at least 48 hours before the first meeting of the Board or at least 48 hours before the objection is heard if the objection is allowed because the person has been granted a waiver of the 48-hour notice of an intent to file a written objection by appearing before the Board during the first two hours of the meeting and showing good cause for failure to meet the 48-hour notice requirement and files a written objection, that the person provides to the Clerk of the Board of Review notice as to whether the person will ask for removal of any Board members and, if so, which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.
 When appearing before the Board, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.
 No person may appear before the Board of Review, testify to the Board by telephone or subject or object to a valuation; if that valuation was made by the Assessor or the Objector using the income method; unless the person supplies the Assessor all of the information about income and expenses, as specified in the manual under Sec. 73.03(2a), that the Assessor requests. The Town of Washburn has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph which provides exemptions for persons using information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under Section 19.35 (1) of Wis. Statutes.
 The Board shall hear upon oath, by telephone, all ill or disabled persons who present to the Board a letter from a physician, surgeon or osteopath that confirms their illness or disability. No other persons may testify by telephone.
 Notice is hereby given this 5th day of April, 2023.

NOTICE TOWN OF HEWETT ANNUAL MEETING
 Annual meeting will be on **Tuesday, April 18, 2023 at 6:00 p.m.** at the Hewett Town Hall, W7498 Arndt Road, Neillsville, WI
 Monthly Board Meeting will follow.
OPEN BOOK
 Pursuant to s.70.45 WI Stats, the Township of Hewett assessment roll will be open for examination on **Wednesday, April 19, 2023 at 2:00 p.m. to 4:00 p.m.** at the Hewett Town Hall, W7498 Arndt Road.
 Instructional material about the assessment, how to file an objection and board of review procedures under Wisconsin law will be available at that time.
BOARD OF REVIEW
 Board of Review will take place on **Thursday, May 11, 2023 from 6:00 - 8:00 p.m.** at the Hewett Town Hall, W7498 Arndt Road.
 Kathie Smith
 Clerk - Township of Hewett WNAXLP

Respectfully submitted,
 Jan Shilts, clerk, Town of Levis
 Rolaine Griffiths, clerk, Town of Washburn WNAXLP

(Published in The Clark County Press April 12, 2023)
 STATE OF WISCONSIN, CIRCUIT COURT,
 EAU CLAIRE COUNTY
 DISCOVER BANK
 C/O DISCOVER PRODUCTS INC
 Plaintiff,
 vs.
 PAGE N. VANDEBERG
 Defendant.

Case No. 23SC000072
 PUBLICATION SUMMONS
 TO: PAGE N VANDEBERG
 W1450 WALKER RD
 GRANTON WI 54436
 You are being sued by: DISCOVER BANK C/O DISCOVER PRODUCTS INC in the Small Claims Court of EAU CLAIRE County, located at 721 OXFORD AVENUE, EAU CLAIRE, WI 54703.
 A hearing will be held at 1:30 p.m. on May 2, 2023. If you do not appear, a judgment may be given to the party suing you. A copy of this amended summons along with the summons and complaint is being mailed to you.
 Dated at Milwaukee, Wisconsin this April 5, 2023.
 KOHN LAW FIRM S.C.
 ELECTRONICALLY SIGNED BY:
 /S/JASON D. HERMERSMANN
 JASON D. HERMERSMANN
 Plaintiff's Attorney
 State Bar No. 1049948
 735 N. Water St., Suite 1300
 Milwaukee, WI 53202
 (414) 276-0435
 WNAXLP

(Published in The Clark County Press March 29, April 5 and 12, 2023)
 STATE OF WISCONSIN, CIRCUIT COURT,
 CLARK COUNTY
 IN THE MATTER OF THE ESTATE OF
 CARLA J. GOETZ
 DOD: DECEMBER 10, 2022

NOTICE TO CREDITORS
 (Informal Administration)
 Case No. 23-PR-22
PLEASE TAKE NOTICE:
 1. An application for informal administration was filed.
 2. The decedent, with date of birth February 11, 1956, and date of death December 10, 2022, was domiciled in Clark County, State of Wisconsin, with a mailing address of N4670 State Hwy 73, Neillsville, WI 54456
 3. All interested persons waived notice.
 4. The deadline for filing a claim against the decedent's estate is 6/26/2023.
 5. A claim may be filed at the Clark County Courthouse, 517 Court Street, Neillsville, Wisconsin, Room 403.
 /s/ Penny Johnson
 Deputy Register in Probate
 March 21, 2023
 Attorney J. Schmoldt
 702 Bay Street
 Chippewa Falls, WI 54729
 715-726-3070
 Bar Number: 1061389
 WNAXLP

(Published in the Clark County Press April 12, 19, and 26, 2023.)

STATE OF WISCONSIN, CIRCUIT COURT, CLARK COUNTY

PennyMac Loan Services, LLC Plaintiff,

vs. Travis J. Akey, Aspirus Medford Hospital & Clinics, Inc., Clark County Clerk of Circuit Court and Discover Bank Defendant.

NOTICE OF FORECLOSURE SALE Case No: 22-CV-000085

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 3, 2023, in the amount of \$113,955.11, the Sheriff will sell the described premises at public auction as follows:

TIME: May 17, 2023, at 10:00 a.m. TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: 3rd Floor of the Clark County Courthouse located at 517 Court Street, Neillsville, WI.

DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWO (2) WEST, IN THE TOWN OF HIXON, CLARK COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1,413 FEET NORTH OF THE SE CORNER OF SAID SECTION 24-29-2 WEST, THENCE NORTH 115.5 FEET, THENCE WEST 247.5 FEET, THENCE SOUTH 115.5 FEET; THENCE EAST 247.5 FEET TO THE PLACE OF BEGINNING. PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4-SE 1/4) SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWO (2) WEST, IN THE TOWN OF HIXON, CLARK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THE SOUTH 208.50 FEET OF THE EAST 370.65 FEET, EXCEPT THE NORTH 115.50 FEET OF THE SOUTH 208.50 FEET OF THE EAST 247.50 FEET.

Tax Parcel ID: 024.0511.000 PROPERTY ADDRESS: N5407 County Road D, Owen, WI 54460-9342 DATED: March 3, 2023

/s/ Scott A. Haines Clark County Sheriff

Gray & Associates, L.L.P. Attorneys for Plaintiff 16345 West Glendale Drive New Berlin, WI 53151-2841 (414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a Chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

SHERIFF SALE SUBJECT TO CHANGE, PLEASE ACCESS COUNTY'S WEBSITE TO VERIFY DATE AND TIME.

WNAXLP

(Published in The Clark County Press April 12 and 19, 2023)

ADVERTISEMENT FOR BIDS USH 10 AT RIVER AVENUE INTERSECTION TOWN OF PINE VALLEY CLARK COUNTY, WI

The Town Of Pine Valley will receive and accept bids ONLY through QuestCDN.com via the online electronic bid service (QuestvBid) for the construction of USH 10 at River Avenue Intersection until May 4, 2023 at 9:00 a.m.. All bids will be downloaded and publicly read aloud during a virtual public bid opening that will be held at the day and time of the bid closing. All planholders will receive information via Quest on how to join the virtual meeting prior to the bid opening.

- Major work items in the contract for which bids are asked include the following:
• 3,745 SY Removing Asphaltic Surface Milling
• 1,200 CY Excavation Common
• 3,200 TON Base Aggregate Dense
• 2,450 TON Breaker Run
• 1,600 TON HMA Pavement
• 170 LF Concrete Curb and Gutter

The anticipated substantial completion date is October 13, 2023, and final completion date is November 3, 2023.

Planholders list will be updated interactively on our web address at http://www.msa-ps.com under Bidding.

Copies of the BIDDING DOCUMENTS are available at www.questcdn.com. QuestCDN Vbid system requires Bidders to purchase BIDDING DOCUMENTS from QuestCDN. You may download the digital plan documents for \$45 by inputting Quest eBidDoc #8408498 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with the digital project information.

No proposal will be accepted unless accompanied by a certified check or bid bond equal to at least 5% of the amount bid, payable to the OWNER as a guarantee that, if the bid is accepted, the bidder will execute and file the proper contract and bond within 15 days after the award of the contract. BIDDER is required to deliver the original certified check or bid bond within the 72 hours of bid opening to MSA Professional Services, Inc., Attn: Chad Grundemann, 146 North Central Avenue, Suite 201, Marshfield, WI 54449. The certified check or bid bond will be returned to the bidder as soon as the contract is signed, and if after 15 days the bidder shall fail to do so, the certified check or bid bond shall be forfeited to the OWNER as liquidated damages.

No bid may be withdrawn within 60 days after the actual date of the opening thereof.

Pursuant to Section 66.0903, Wisconsin Statutes, the minimum wages to be paid on the project shall be in accordance with the wage rate scale established by local wage rates.

This project is funded in part by the Wisconsin Department of Transportation Economic Assistance (TEA) Program (WisDOT Project ID 7854-00-73).

OWNER reserves the right to waive any informalities or to reject any or all bids.

Published by the authority of the Town of Pine Valley. CONSULTING ENGINEER:

MSA Professional Services, Inc. 146 North Central Ave., Suite 201 Marshfield, WI 54449 Chad Grundemann, P.E. (715) 502-2586

WNAXLP

(Published in The Clark County Press April 12, 15 and 26, 2023)

STATE OF WISCONSIN, CIRCUIT COURT, CLARK COUNTY

IN THE MATTER OF THE ESTATE OF JERRY DEAN ZSCHERNITZ D.O.D. 12/30/2022

Notice to Creditors (Informal Administration) Case No. 23PR26

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth November 3, 1969, and date of death December 30, 2022, was domiciled in Clark County, State of Wisconsin, with a mailing address of W6891 Sherwood Rd., Neillsville, WI 54456.
3. All interested persons waived notice.
4. The deadline for filing a claim against the decedent's estate is 7-7-2023.
5. A claim may be filed at the Clark County Courthouse, 517 Court Street, Neillsville, Wisconsin, Room 403.

/s/ Penny Johnson Deputy Probate Registrar March 30, 2023

Attorney Bonnie Wachsmuth P.O. Box 416 Owen, Wisconsin 54460 715-229-2284 Bar Number 1025677

WNAXLP

Atty. William Bratcher 103 E. School St. PO Box 388 Thorp, WI 54771 715-669-5611 Bar Number: 1065832

WNAXLP

(Published in The Clark County Press April 5, 12 and 19, 2023)

STATE OF WISCONSIN, CIRCUIT COURT, CLARK COUNTY

IN THE MATTER OF THE ESTATE OF ZBIGNIEW OKSA DOD: 1/5/2023

ORDER SETTING TIME TO HEAR PETITION FOR SPECIAL ADMINISTRATION (Formal Administration) Case No. 23-PR-24

A Petition for Appointment of a Special Administrator was filed.

THE COURT FINDS:

The decedent, with date of birth 1/14/1924, and date of death 1/5/2023, was domiciled in Clark County, State of Wisconsin, with a mailing address of N3259 Catlin Avenue, Granton, Wisconsin 54436.

THE COURT ORDERS:

- 1. The petition be heard at the Clark County Courthouse, 517 Court St., Neillsville, Wisconsin, Room 403, before Judge Lyndsey Brunette, Court Official, on May 8, 2023 at 9:00 a.m.

You do not need to appear unless you object. The petition may be granted if there is no objection.

Notice by publication is required. Publication of this notice is notice to any interested persons whose names or addresses are unknown.

/s/ Lyndsey Brunette Circuit Court Judge March 23, 2023

Maggie M. McLoone Weld Riley, S.C. P.O. Box 1030 Eau Claire, WI 54702 (715) 839-7786 Bar Number: 1119757

WNAXLP

(Published in The Clark County Press March 29 and April 5 and 12, 2023)

STATE OF WISCONSIN, CIRCUIT COURT, CLARK COUNTY

Reverse Mortgage Funding LLC, Plaintiff,

v. Estate of Wayne F. Seefeld, et al. Defendants

Case No: 2022CV000084

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 18, 2023, in the amount of \$92,442.57, I will sell at public auction, located in the third floor lobby entrance of the Clark County Courthouse, 517 Court Street, Neillsville, WI 54456, on

April 26, 2023

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

- LOTS THREE (3) AND FOUR (4), BLOCK FIVE (5), IN THE FIRST ADDITION TO THE UNINCORPORATED VILLAGE OF RIPLINGER, TOWN OF UNITY, CLARK COUNTY WISCONSIN.

Street Address: N11213 Oak Street, Spencer, WI 54479

Tax Key No. 054.0753.000

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.

/s/ Scott Haines, Sheriff of Clark County, Wisconsin

Codilis, Moody & Circelli, P.C. Attorneys for Plaintiff

(414) 775-7700 50-22-00928

NOTE: This law firm is a debt collector.

WNAXLP