

STATE OF WISCONSIN

CIRCUIT COURT

SAUK COUNTY

COLONIAL SAVINGS, FA
Plaintiff

Vs.

DEREK MARSHALL, et al.
Defendants

NOTICE OF SHERIFF'S SALE
Case No. 2022 CV 000333
Hon. Michael P. Screnock, Br. 1
Foreclosure of Mortgage

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 10, 2023 in the amount of \$213,034.55, the Sauk County Sheriff will sell the premises described below at public auction as follows:

DATE/TIME: July 9, 2024, 2024 at 10:00 AM.

TERMS:

- 1.) Sale to be conducted in person, and
- 2.) 10% down in cash, cashier's check, certified funds, or money order at the time of sale; Balance due within 10 days of confirmation of sale; and
- 3.) Failure to pay balance due will result in forfeit of deposit to plaintiff, and
- 4.) Property sold "as is" and subject to all legal liens, encumbrances, and payment of applicable transfer taxes and recording fee by purchaser(s).
- 5.) **MINIMUM BIDDER QUALIFICATIONS.** No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: Front steps of Sauk County Courthouse at 515 Oak Street, Baraboo, WI 53913

PROPERTY DESCRIPTION

Lot 44 and Lot 49, First Addition to Highland Addition to the City of Baraboo, Sauk County, Wisconsin.

Address (for informational purposes only): 1112 21st Street, Baraboo, WI 53913
Parcel/Tax ID: 206-2150-44000 (Lot 44) and 206-2150-49000 (Lot 49)

Cummisford, Acevedo & Associates, LLC
Mark R. Cummisford, State Bar # 1034906
6260 S. Lake Dr. #1000, Cudahy, WI 53110
414-761-3550
Mark.Cummisford@Cummmisford.com

Dated this 24th day of May 2024.



Richard Meister, Sauk County Sheriff

Cummisford, Acevedo & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.