

FORWARD BANK
Plaintiff,

vs.

WADE N. HEIZLER
DUKE CAPITAL, LLC
Defendants.

Case No. 20-CV-71
Hon. Kevin G. Klein
Br. 1

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on February 5, 2021, in the amount of \$72,099.32, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: May 13, 2021 at 10:00 a.m.

PLACE: in the main lobby of the Price County Courthouse, 126 Cherry Street, Phillips, WI 54555

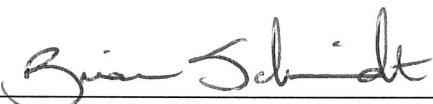
DESCRIPTION: A parcel of land lying and being in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Twenty-three (23), Township Forty (40) North, Range One (1) West, City of Park Falls, Price County, Wisconsin, described as follows:
Starting at a point in the North line of Elm Street (now Division Street) approximately 66 feet North of the Northeast corner of Lot 1, Block 5 of Grieves' Addition to the Village (now City) of Park Falls; thence West along the North Line of said Division Street 150 feet to the Point of Beginning; thence continue West along the North line of said Division Street 50 feet to a point; thence due North 150 feet to a point; thence due East 50 feet to a point; thence South to the North line of Division Street, approximately 150 feet to Point of Beginning.

Tax Key: 50-271-2-40-01-23-1-02-000-14000

PROPERTY ADDRESS: 742 Division St, Park Falls, WI 54552

TERMS: Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. 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 .

Plaintiff's Attorney:
Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234



Sheriff Brian S. Schmidt
or Designee Brian Schmidt
(please print or type name)
Price County, Wisconsin