

STATE OF WISCONSIN CIRCUIT COURT GRANT COUNTY

WESTBY CO-OP CREDIT UNION

Plaintiff

v.

NOTICE OF FORECLOSURE SALE

Case No. 23CV12

Code No. 30404

JOSEPH P KENNEDY, GAIL J KENNEDY, COTTONWOOD FINANCIAL WI, LLC, FILLBACK
AUTOMOTIVE, INC.

Defendants.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on May 15, 2023 in the sum of \$21,350.12, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: September 5, 2023 at 9:00 a.m.

PLACE: The north entrance of the Grant County Courthouse, 130 West Maple Street,
Lancaster, WI

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Grant 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, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: Lot 5 Rascal Lane, Muscoda, WI 53573

PIN: 042-00440-0000

LEGAL DESCRIPTION: Lot Five (5) of Certified Survey Map No. 1311, recorded February 5, 2007 in the Office of the Register of Deeds for Grant County, Wisconsin, in Volume 11 of Certified Survey Maps, pages 403-404, as Document No. 695550. Being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Eight (8) North, Range One (1) West, Town of Muscoda, Grant County, Wisconsin.

Dated this 12 day of JUNE, 2023



Sheriff Dreckman,
Grant County Sheriff

Prepared by: Justin J. Bates, Esq.
Bates Legal Group, LLC; State Bar No. 1066128
PO Box 1473, Wausau, WI 54402-1473
715-843-5599

Bid Information can be found on bateslegalgroup.com