

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WISCONSIN

UNITED STATES OF AMERICA,

Plaintiff,

v.

Case No. 20-cv-223-jdp

KAO YANG, and LI ZHANG,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure and Sale entered in the above action on September 23, 2020, the United States Marshal for the Western District of Wisconsin will sell at public auction at the front entrance to the Wood County Courthouse, 400 Market St, Wisconsin Rapids, Wisconsin, on Wednesday, December 9, 2020, at 11:00 a.m., (or if the Marshal is unavoidably detained, the sale will be held immediately upon his/her arrival) the real estate and mortgaged premises directed by said judgment to be sold, described below:

Lot 4, Certified Survey Map No. 5872, recorded in the office of the Register of Deeds for Wood County, Wisconsin, in Volume 20 of Certified Survey Maps, Page 172, as Document No. 784510, located in the Town of Grand Rapids, County of Wood, State of Wisconsin, being located in part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 North, Range 6 East.

For informational purposes only:

Tax Key Number: 014-0700674-2

Property Address: 2111 60th Street South, Wisconsin Rapids, WI 54494

TERMS OF SALE:

The United States Marshal must accept from the successful bidder at the sale as a deposit or down payment on the premises a sum of not less than 10 percent of the purchase price. Payment of such amount may be made by money order or cashier's check made out to United States Marshal Service. **NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED.**

The entire successful bid price must be paid by cashier's or certified check to the United States Marshal, Western District of Wisconsin, 120 North Henry Street, Room 440, Madison, WI 53703, within 30 days of the sale or the sale will be disapproved and the earnest money forfeited.

Upon payment of the entire successful bid price and confirmation of the sale by the Court, the purchaser shall receive a deed to the property.

All right, title, and interest in any crops being raised on the premises will be the property of the purchaser upon possession of the deed to the property.

All subject to accrued and accruing real estate taxes and existing real estate tax liens of record. It is the responsibility of any potential purchaser to contact the local taxing authority to determine whether any real estate taxes are owed on the property.

All subject to existing highways, recorded easements and recorded restrictions, if any.

There are no warranties of title.

Dated this 26th day of October, 2020.

KIM GAFFNEY
United States Marshal
Western District of Wisconsin

s/ Barbara L. Oswald
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