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ASSOCIATED BANK, N.A.

Plaintiff,

vs.

Case No. 19-CV-80  
Hon. Nicholas J. Brazeau Jr.  
Br. 2

TRICIA S. WISKERCHEN  
JAMES H. WISKERCHEN  
UNITED STATES OF AMERICA  
STATE OF WISCONSIN- DEPARTMENT OF  
WORKFORCE DEVELOPMENT  
CITIBANK, N.A.  
ACUITY  
Defendants.

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NOTICE OF FORECLOSURE SALE

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PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on July 8, 2019, in the amount of \$41,363.54, the Sheriff or his Designee will sell the described premises at public auction as follows:

**TIME:** January 15, 2020 at 10:00 a.m.

**PLACE:** in the main lobby of the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495

**DESCRIPTION:** Parcel 1:  
That part of the NE ¼ of the NW ¼ of Sec. 9, T23N, R6E, Village of Rudolph, Wood County, WI, described as follows:

Commencing at the Northwest corner of said Section 9, and extending North 89 degrees 24' East along the North line of said Section 9, 2233.5 feet, thence South 1 degree 0' East 33.01 feet to the South line of Main Street in the Village of Rudolph; thence North 89 degrees 24' East 30.01 feet to the Easterly line of a New Street; thence South 1 degree 00' East 370.19 feet; thence North 89 degrees 24' East 323.42 feet, more or less, to the Westerly edge of a road; thence South 2 degrees 54' East 250.20 feet; thence South 89 degrees 24' West 464 feet to the point of beginning; thence West 116 feet; thence North 125.10 feet; thence East 116 feet; thence South 125.10 feet to the point of beginning.

Parcel 2:  
A parcel of land in the North ½ of the Northwest ¼ of Section 9, Township 23 North, Range 6 East, Village of Rudolph, Wood County, Wisconsin, described as follows:

Commencing at the Northwest corner of the said Section 9 and extending North 89 degrees 24' East along the North line of said Section 9, 2233.5 feet, thence South 1 degree 0' East 33.01 feet to the South line of Main Street in the Village of Rudolph, thence North 89 degrees 24' East 30.01 feet to the Easterly line of a new street; thence South 1 degree 00' East 370.19 feet, thence North 89 degrees 24' East 323.42 feet, more or less, to the Westerly edge of a road; thence South 2 degrees 54' East 250.20 feet; thence South 89 degrees 24' West 580 feet to the point of beginning; thence West 145 feet, thence Northeasterly 126.05 feet, thence East 132.05 feet, thence South 125.10 feet to the point of beginning.

Tax Key: 28-00060-DA; 28-00060-DB


**PROPERTY  
ADDRESS:**

1538 2nd St. S. Rudolph, WI 54475

**TERMS:**

Cash; 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 the balance owing on the first mortgage, all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest . The United States of America has a right to redeem within 120 days after sale pursuant to 28 U.S.C. Section 2410.

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

  
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Sheriff Shawn Becker  
or Designee Shawn Becker  
(please print or type name)  
Wood County, Wisconsin