

## Sheriff Sales Procedure

The bank, lending institution or their attorney will put in the first bid. Anyone may bid on the properties. The property goes to the highest bidder.

Successful bidders are required to have 10% of the successful bid with them at the time of sale. The 10% must be in cash, cashier's check, or certified check made payable to *Taylor County Clerk of Courts*. (NOTE: The Taylor County Sheriff's Office sets these terms for every sale, even if a specific Notice of Sale lists different terms.) The successful bidder is also responsible for all legal liens, encumbrances, and unpaid real estate taxes. Contact the following departments for more information on liens and taxes:

Register of Deeds - (715)748-1483 (Federal Liens)

Clerk of Circuit Court - (715)748-1425 (State Liens)

Treasurer's Office - (715)748-1466 (Real Estate Taxes)

All properties are sold "as is" and are not available for viewing.

Once the property is sold, the Court will hold a Confirmation of Sale hearing at a later date. Successful bidders may contact the Clerk of Circuit Court to determine when the Confirmation of Sale hearing date is scheduled. Bidders may also check the Wisconsin Circuit Court Access Consolidated Court Automation Program (CCAP) via the internet. <http://wcca.wicourts.gov/index.xsl>. If the court confirms the sale, the successful bidder must pay the balance of the bid within the specified time period set forth in the terms and conditions of the Notice of Foreclosure Sale (usually 10 days) or the successful bidder forfeits their deposit.

After the Court's confirmation of Sale, the successful bidder takes possession of the property and becomes the new owner. If the defendant in the Mortgage Foreclosure action occupies the property, and the new owner wishes to remove them, the new owner must obtain a Writ of Assistance which will allow the Sheriff's Office to remove the parties.

Sales are subject to cancellations and/or adjournments at any time without notice.

\*\*If you are a third party bidder, you must acknowledge the terms as put forth in WI Statute 846.155(2) and file an Affidavit of Minimum Bidder Qualifications with the Clerk of Courts prior to the sale.



# TAYLOR COUNTY SHERIFF'S OFFICE

224 South Second Street – Medford, WI 54451

Phone: 715-748-2200 – Fax: 715-748-3813

**Larry Woebeking, Sheriff**

**Corey Dassow, Chief Deputy**



*Alyssa Branowitz*  
*Administrative Specialist*  
715-748-1448

*Christina Schuld*  
*Data Records Manager*  
715-748-1449

## **In order to place a 3rd party bid on the Sheriff Sale, the qualifications must be met as outlined below:**

### **846.155(2) 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 following qualifications:

- (a) The 3rd-party bidder does not own an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (b) The 3rd-party bidder is not directly or indirectly owned, managed, or controlled, in whole or in part, by a person that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (c) The 3rd-party bidder does not directly or indirectly own, manage, or control, in whole or in part, an entity that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (d) No judgment against the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (e) No judgment against a person that directly or indirectly owns, manages, or controls, in whole or in part, the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (f) No judgment against an entity directly or indirectly owned, managed, or controlled, in whole or in part, by the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (g) In submitting a bid at the sale, the 3rd-party bidder is not acting on behalf of or as part of an agreement with a person that does not meet the qualifications described in pars. (a.) to (f).

JP Morgan Chase Bank, National Association,

## NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2022CV000026

vs.

June M. Nowak,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 21, 2022, in the amount of \$77,257.94, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:**                      **March 28, 2023 at 9:30AM**

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Taylor County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

in the lobby of the Taylor County Courthouse, 224 South Second Street, Medford, Wisconsin

**Property description:**

**Lots One (1) and Two (2), Block Six (6), Original Plat of the Village of Chelsea, Taylor County, Wisconsin.**

**Tax Key No:** 006-80073-0000 and 006-80074-0000

**Property Address:** N7158 2nd St, Medford, WI 54451

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff  
342 N. Water Street, Suite 613  
Milwaukee, WI 53202  
(414) 937-5992

Dated this \_\_\_\_\_ day \_\_\_\_\_, 2023

\_\_\_\_\_  
Taylor County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.

Lakeview Loan Servicing, LLC

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 19-CV-000045

Tracy Tallier a/k/a Tracy L. Tallier, Midland Funding  
LLC, Duke Capital, LLC, CACH, LLC and Velocity  
Investments LLC

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 25, 2019 in the amount of \$75,692.54 the Sheriff will sell the described premises at public auction as follows:

TIME: April 11, 2023 at 9:30 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the lobby of the Taylor County Courthouse, Medford, Wisconsin

DESCRIPTION: A parcel of land in the NW 1/4 of the SE 1/4 of Section 13, Township 31 North, Range 4 West, beginning at a point 66 feet North of the NE corner of Block 3 and 100 feet West parallel to the North line of Block 3, Way's Plat of Village of Gilman; thence West parallel with the North side of Block 3, 100 feet; thence North at right angles a distance of 132 feet; thence East at right angles a distance of 100 feet; thence South 132 feet to the place of beginning.

PROPERTY ADDRESS: 435 E Davlin St Gilman, WI 54433-9204

DATED: February 1, 2023

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.