

U.S. BANK NATIONAL ASSOCIATION,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000393

vs.

Neng Yang Moua, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 19, 2024, in the amount of \$19,413.95, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** April 9, 2025 at 10:00AM

- 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 Wood 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:** at the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wisconsin

**Property description:**  
**Lot 16 of West Side Assessor's Plat #16, City of Wisconsin Rapids, Wood County, Wisconsin. Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable. Being the same property conveyed by deed recorded in Book 708 Page 642, of the Wood County, Wisconsin records.**

**Tax Key No:** 34-02635

**Property Address:** 361 3rd Avenue S, Wisconsin Rapids, WI 54495

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

Dated this 10<sup>th</sup> day March, 2025

Wood 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.