

Wells Fargo Bank, N.A.

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Joseph M. Hebert and Pauline T. Hebert

Case No. 25-CV-000084

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 14, 2025 in the amount of \$88,179.92

the Sheriff will sell the described premises at public auction as follows:

TIME: June 3, 2026 at 10:00 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: At the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wood County

DESCRIPTION: THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1302.5 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 3 EAST, AND 612 FEET WEST OF THE EAST LINE OF SAID FORTY, AND RUNNING THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID FORTY, 160 FEET; THENCE SOUTH, AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF SAID FORTY, 88 FEET; THENCE EAST AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID FORTY, 160 FEET, THENCE NORTH, AT RIGHT ANGLES, TO THE PLACE OF BEGINNING, EXCEPTING 25 FEET OFF THE ENTIRE WEST SIDE THEREOF FOR HIGHWAY PURPOSES.

PROPERTY ADDRESS: 2101 S Palmetto Ave Marshfield, WI 54449-5329

DATED: April 1, 2026

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



Shawn Becker
Wood County Sheriff

Please go to 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.