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NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING

Plaintiff,

vs.

KAYLEE R. LEPAK; JACOB R.  
SABEL; MICHAEL WINTERS;  
UNITED STATES OF AMERICA-  
DEPARTMENT OF HOUSING &  
URBAN DEVELOPMENT; et al.,

Defendants.

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CASE NO. 2025CV000362

FORECLOSURE CASE CODE: 30404

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 18, 2026, in the amount of \$123,059.50, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** June 3, 2026, at 10:00 a.m.

**TERMS:**

1. 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 will be forfeited to the Plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:** Front Entrance of the Wood County Courthouse, 400 Market Street,  
Wisconsin Rapids, WI 54495

**PROPERTY DESCRIPTION:** ALL THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WOOD COUNTY, STATE OF WISCONSIN (PROPERTY):

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 242 (ELMER KOCH'S FIRST CERTIFIED SURVEY) AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 242, AS DOCUMENT NO. 478110, LOCATED IN AND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4-SE1/4), SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

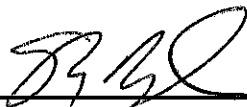
**TAX KEY NO.:** 18-00432

**PROPERTY ADDRESS:** 12230 80TH STREET S, WISCONSIN RAPIDS, WI 54494

Submitted

by: Dated this 20<sup>th</sup> day of April, 2026

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Wood County Sheriff or Designee