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NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

Case No. 2025CV000012

v.

Nathan G. Voit, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on June 5, 2025 in the amount of \$366,753.71, I will sell at public auction, located at the front door Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495, on

**September 10, 2025**

At 10:00 AM, all of the following described premises, to wit:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF WOOD, STATE OF WISCONSIN,  
AND DESCRIBED AS FOLLOWS:

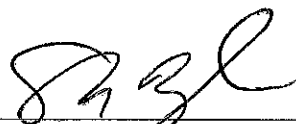
LOT 1 AND OUTLOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 10052, RECORDED  
IN VOLUME 36 OF SURVEY MAPS ON PAGE 152, BEING ALL OF LOT 15 AND PART OF LOT 16  
OF CRYSTAL BROOKE ESTATES, TOWN OF GRAND RAPIDS, AND ALSO BEING PART OF THE  
SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 22 NORTH, RANGE 6 EAST, VILLAGE OF  
PORT EDWARDS, ALL IN WOOD COUNTY, WISCONSIN.

Street Address: 2411 Crystal Lane, Wisconsin Rapids, WI 54494  
Tax Key No. 07-04917 2710580DD

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE  
TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Wood County  
Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down  
payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as  
set forth in Wis. Stat. Å§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the  
purchase price.

DATED on 07/22/2025

  
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Sheriff of Wood County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-01428

**NOTE: This law firm is a debt collector.**