

Citizens Bank, N.A.

Plaintiff,

Case No. 2021CV000079

v.

Derek J. Opicka, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 23, 2022 in the amount of \$111,679.20, I will sell at public auction, located in the lobby of the Kewaunee County Courthouse, 613 Dodge Street, Kewaunee, WI 54216, on

April 11, 2023

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

THE SOUTH 50 FEET OF LOT ELEVEN (11) AND THE WEST 8 FEET OF THE SOUTH HALF OF LOT TWELVE (12), BLOCK E, ASSESSOR'S PLAT IN THE VILLAGE OF CASCO, KEWAUNEE COUNTY, WISCONSIN.

Street Address: 412 Church Avenue, Casco, WI 54205
Tax Key No. 111-00050-0260

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 Clerk of Courts (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. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on Feb 27, 2023



Sheriff of Kewaunee County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-21-00710

NOTE: This law firm is a debt collector.