

STATE OF WISCONSIN

CIRCUIT COURT

KEWAUNEE COUNTY

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INVESTORS COMMUNITY BANK,

Plaintiff,

Case No. 17 CV 63

#30404 – Foreclosure

v.

DENNIS S. RANK and  
JENNIFER A. RANK,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above entitled action on the 14<sup>th</sup> day of February, 2018, in the amount of \$1,450,147.48, the Sheriff will sell the described premises at public auction as follows:

**DESCRIPTION:**

**PARCEL 1:**

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Thirty-three (33), Township Twenty-four (24) North, Range Twenty-three (23) East, in the Town of Luxemburg, Kewaunee County Wisconsin.

Tax #012-00033-0400 / Address: Luxemburg Road, Luxemburg, WI 54217

**PARCEL 2:**

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Twenty-four (24) North, Range Twenty-three (23) East, in the Town of Luxemburg, Kewaunee County, Wisconsin EXCEPTING THEREFROM Lot 1 of Volume 4 Certified Survey Maps 22, Map #657, recorded as Document No. 364338.

Tax #012-00033-0420 / Address: Luxemburg Road, Luxemburg, WI 54217

**PARCEL 3:**

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Twenty-four (24) North, Range Twenty-three (23) East, in the Town of Luxemburg, Kewaunee County, Wisconsin.

Tax #012-00033-0080 / Address: Luxemburg Road, Luxemburg, WI 54217

**PARCEL 4:**

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Twenty-four (24) North, Range Twenty-three (23) East, in the Town of Luxemburg, Kewaunee County, Wisconsin.

Tax #012-00033-0060 / Address: E1193 Luxemburg Road, Luxemburg, WI 54217

**DATE/TIME:**

February 19, 2019 / 10:00 a.m.

**PLACE:**

Kewaunee County Courthouse, 613 Dodge Street, Kewaunee, Wisconsin

**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 the 10% down payment is forfeited to the plaintiff.
2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.

**/S/ Matt J. Joski**

Matt Joski, Sheriff  
Kewaunee County, Wisconsin

VAN LIESHOUT LAW OFFICE  
Atty. David J. Van Lieshout  
Attorney for Plaintiff  
122 E. Main Street / P.O. Box 186  
Little Chute, WI 54140-0186  
(920) 788-0800

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.