

LNV Corporation

Plaintiff,

Case No. 019CV000234

v.

Maurice D. Tradewell Jr., et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 9, 2020 in the amount of \$196,136.75, I will sell at public auction, located in the Columbia County Courthouse, 400 DeWitt Street, Portage, WI 53901, on

January 9, 2023

At 11:00 AM, all of the following described premises, to wit:

LOT 2 OF CERTIFIED SURVEY MAP NO. 4678 RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS AT PAGE 13 AS DOCUMENT NO. 760010, TOWN OF MARCELLON, COLUMBIA COUNTY, WISCONSIN.

(FORMERLY LOT 1, CERTIFIED SURVEY MAP NO. 4652 RECORDED IN VOLUME 32 OF CERTIFIED SURVEY MAPS AT PAGE 137 AS DOCUMENT NO. 757682 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, T13N, R10E, AND PART OF SE 1/4 OF THE SE 1/4 OF SECTION 27, T13N, R10E, TOWN OF MARCELLON, COLUMBIA COUNTY, WISCONSIN)

Street Address: W5708 Hwy 33 a/k/a W5708 State Road 33, Pardeeville, WI 53954
Tax Key No. 11026-510.04

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 12/08/22

 / S /
Sheriff of Columbia County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-19-01517

NOTE: This law firm is a debt collector.

LCU