

U.S. Bank National Association successor by merger to U.S. Bank National Association ND,

Plaintiff,

vs.

Case No. 2022CV000057

Donna K. Manglos; John Doe, unknown spouse,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 7, 2022, in the amount of \$88,022.19, I will sell at public auction in the Columbia County Courthouse, located at 400 DeWitt Street, Portage, WI 53901, on **December 12, 2022, at 11:00 AM**, all of the following described premises, to wit:

A parcel of land lying in the North Half of the Southwest Quarter of Section 21, Township 12 North, Range 8 East and more particularly described as follows: beginning at a point in the center line of the highway, 761 feet West of the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 12 North, Range 8 East; thence South 332 feet to an iron stake; thence West 150 feet to an iron stake; thence North 18 feet; thence Westerly 1189 feet to a point 114 feet from the center of the highway; thence North 314 feet to the center of the highway; thence East along the center of the highway to the place of beginning, Columbia County, Wisconsin

Tax Key No. 11004 705

Address: W11161 Pig Tail Alley Road, Portage, WI 53901

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED: October 31, 2022.

Bass & Moglowsky, S.C.
Attorneys for Plaintiff

/s/ Roger Brandner
Sheriff of Columbia County, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.