

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

COLUMBIA COUNTY

FAIRWAY INDEPENDENT MORTGAGE
CORPORATION
Plaintiff,

Case No. 2023CV000188

JOSHUA D MAWBAY, TARA S MAWBAY, ET.
AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 25, 2024, in the amount of \$172,146.47, the Sheriff of Columbia County will sell the described premises at public auction as follows:

DATE/TIME: April 28, 2025 at 11:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Columbia County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: 400 DeWitt Street, Portage, WI 53901

PROPERTY LEGAL DESCRIPTION:

Lot One (1), Certified Survey Map No. 73, recorded in Volume 1 of Certified Survey Maps, Page 73, as Document No. 342726, Town of Newport, Columbia County, Wisconsin. EXCEPT that part conveyed for roadway in Volume 229 of Records, Page 528, as Document No. 414200.

LEC

TAX KEY NO.: 11028 5.3

PROPERTY ADDRESS: W14552 STATE RD 23, WISCONSIN DELLS, WI 53965

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Dated this 5th day of March, 2025.

/s/
Columbia County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.