

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

COLUMBIA COUNTY

FAIRWAY INDEPENDENT MORTGAGE
CORPORATION
Plaintiff,

Case No. 2023CV000188

vs.

JOSHUA D 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: June 3, 2024 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.

TAX KEY NO.: 11028 5.3

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

Stefanie Trinkl
Attorney for Plaintiff

Marinosci Law Group, P.C.
16535 W. Bluemound Rd., Suite 333
Brookfield, WI 53005
Telephone: (414) 831-9729
Facsimile: (920) 221-7719
MLGWisconsin-ALL@mlg-defaultlaw.com

Dated this 3rd day of May, 2024.

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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.