STATE OF WISCONSIN CIRCUIT COURT COLUMBIA COUNTY

Fairway Independent Mortgage Corporation

Plaintiff,

Case No. 2023CV000348

v.

Andre J. Coullard Jr, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 12, 2025 in the amount of $226,904.36, I will sell at public auction, located in the Columbia County Courthouse, 400 DeWitt Street, Portage, WI 53901, on

**December 21, 2026**

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

PARCEL A:

PART OF OUTLOT 53 OF CITY OF PORTAGE ASSESSORS SUBDIVISION OUTLOTS, AND PART OF CARLETON STREET, VACATED, IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PROSPECT AVENUE IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN, WITH THE CENTERLINE OF CARLETON STREET, VACATED; THENCE NORTH ALONG THE CENTERLINE OF CARLETON STREET, VACATED, 124 FEET MORE OR LESS, TO THE NORTH LINE OF LOT 9, BLOCK 6, MCCULLOCH'S PROSPECT HILL ADDITION AS EXTENDED WEST; THENCE WEST ALONG SAID NORTH LINE OF LOT 9 AS EXTENDED WEST, 63 FEET; THENCE SOUTH 124 FEET MORE OR LESS, TO THE NORTH LINE OF PROSPECT AVENUE; THENCE EAST 63 FEET TO THE PLACE OF BEGINNING, EXCEPTING LAND DESCRIBED IN QUIT CLAIM DEED, RECORDED AS DOCUMENT NO. 931844.

PARCEL B:

PART OF OUTLOT 53 OF CITY OF PORTAGE ASSESSORS SUBDIVISION OUTLOTS, BEING THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 9 EAST, IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF PROSPECT AVENUE AND THE CENTERLINE OF CARLETON STREET, VACATED; THENCE NORTH ALONG THE CENTERLINE OF VACATED CARLETON STREET, 124.18 FEET TO THE NORTH LINE OF LOT 9, BLOCK 6 OF MACCULLOCH'S (ALSO DESCRIBED AS MCCULLOCH) PROSPECT HILL ADDITION AS EXTENDED WESTERLY; THENCE SOUTH 88°37' WEST, 63 FEET ALONG SAID NORTH LINE OF SAID LOT 9 EXTENDED WEST TO THE

POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°37' WEST, 87.94 FEET ALONG SAID NORTH LINE OF LOT 9 EXTENDED WESTERLY TO A POINT ON THE SOUTHEASTERLY MARGIN OF CARROLL STREET; THENCE SOUTH 30°18' WEST, 125.26 FEET ALONG THE SOUTHEASTERLY MARGIN OF CARROLL STREET TO THE INTERSECTION OF CARROLL STREET AND PROSPECT AVENUE; THENCE SOUTH 86°02' EAST, 38.28 FEET ALONG THE NORTH MARGIN OF PROSPECT AVENUE; THENCE SOUTH 81°04' EAST, 77.88 FEET ALONG THE NORTH MARGIN; THENCE NORTH 88°37' EAST 36.00 FEET ALONG THE NORTH MARGIN; THENCE NORTH PARALLEL WITH THE CENTERLINE OF VACATED CARLETON STREET 124.14 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS INCLUDING THAT EASEMENT RECORDED AS DOCUMENT NUMBER 931707 ON 09/10/2020.

Street Address: 1223 Prospect Ave, Portage, WI 53901
Tax Key No. 11271-2060.02

**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 Columbia County 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 11-04-2026

Sheriff of Columbia County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-01129
**NOTE: This law firm is a debt collector.**