

Westby Co-op Credit Union

Plaintiff

v.

**NOTICE OF FORECLOSURE SALE**

Case No. 24CV111

Code No. 30404

Trails End Motel, LLC  
Antoine Samuel Wilson Sr.  
Karen Frances Wilson  
Columbia County  
WR Stewart & Associates, S.C.  
Department of Revenue

Defendants.

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PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on March 20, 2025 in the sum of \$113,888.54, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME:                      August 4, 2025 at 11:00 am

PLACE:                              400 Dewitt Street, Portage, Wisconsin

TERMS OF SALE:                A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "*as is*" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS:        1116 Broadway Avenue, Wisconsin Dells, WI 53965

PIN:                                11291-1183.3

LEGAL DESCRIPTION:        That parcel consisting of Lots 1, 2, 3, 19, 20, 21, 22, 23, 24, 25, 26 and part of Lots 4 and 18, Block 156, Institute Addition to Kilbourn City, now City of Wisconsin Dells, and part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 13 North, Range 6 East, all located in the City of Wisconsin Dells, Columbia County, Wisconsin, described as follows:

Prepared by: Justin J. Bates, Esq.  
Bates Legal Group, LLC State Bar No. 1066128  
PO Box 1473 Wausau, WI 54402-1473  
715-843-5599

Bid Information can be found on [bateslegallgroup.com](http://bateslegallgroup.com)

Commencing at the northwest corner of Block 156, Institute Addition to the City of Wisconsin Dells; thence East 170.80 feet along the south line of Broadway to the point of beginning; thence continuing East 170.80 feet along the south line of Broadway; thence South 38° 12' East, 52.55 feet (recorded as 53 feet); thence South 10° 46' East, 64.23 feet (recorded as 64.20 feet); thence South, 312.67 feet to a point on the south line of said Section 3; thence West, 212.65 feet along the south line of said Section 3; thence North 02° 25' 20" West, 417.44 feet to the point of beginning.

Dated:

June 30, 2025

151  
Columbia County Sheriff