

STATE OF WISCONSIN CIRCUIT COURT COLUMBIA COUNTY
MARINE CREDIT UNION,
Plaintiff, Case No: 24 CV 283

-v-

TREVOR A. BARTH, KNAUER CONSULTING LLC,
HEARTLAND CREDIT UNION, COMMUNITY SERVICE ASSOCIATES
Defendants.

NOTICE OF SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 24, 2025 in the amount of \$35,532.28, the Sheriff will sell the described premises at public auction as follows:

TIME: June 16, 2025 at 11:00 a.m.

TERMS: 10% of the successful bid must be paid to the sheriff at the sale in cash, money order or certified funds payable to the Walworth County Clerk of Court (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Court in cash, cashier's check or certified funds no later than 10 days after the court's confirmation of the sale; failure to pay balance due will result in forfeit of deposit to the plaintiff. Property to be sold as a whole "as is, where is" and subject to all legal liens and encumbrances, tenant rights and leases, outstanding and accruing real estate taxes, special assessments, penalties and interest, if any. Purchaser to pay Wisconsin real estate transfer tax, costs of recording and all costs of sale.

PLACE: Columbia County Courthouse, 400 DeWitt Street, Portage, WI

DESCRIPTION: Lot Eleven (11), Many Waters, Town of Caledonia, Columbia County, Wisconsin and a parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 11 North, Range 8 East, Town of Caledonia, Columbia County, Wisconsin, described as follows: Commencing at the West 1/4 corner of Section 11; thence North 89°12'43" East along the East-West 1/4 line of Section 11, 3970.15 feet to the Northwest corner of Lot 16, Many Waters; thence South 0°41'02" East along the West line of said Lot 16, 1313.59 feet to the North right-of-way line of Allan Road; thence North 89°10'26" East along said North right-of-way line, 538.00 feet to the Southwest corner of Lot 11, Many Waters; thence North 0°41'02" West along the West line of said Lot 11, 199.74 feet; thence continuing along said West line North 29°59'00" East, 133.13 feet to the Northwest corner of Lot 11 and the point of beginning; thence South 53°48'00" East along the North line of Lot 11, 85.79 feet; thence continuing along said North line South 83°50'00" East, 24.48 feet to the Northeast corner of Lot 11; thence North 0°41'00" West along the Northerly projection of the East line of Lot 11, 78 feet or more or less to the water's edge of the creek as shown on the plat of Many Waters; thence Westerly along the water's edge of said creek, 75 feet more or less to a point North 29°59'00" East, 50 feet more or less from the point of beginning; thence South 29°59'00" West, 50 feet more or less to the point of beginning.

EXCEPT that part of Lot 11, Many Waters, located in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 11 North, Range 8 East, Town of Caledonia, Columbia County, Wisconsin, described as follows: Beginning at the Southwest corner of Lot 11, Many Waters; thence North 0°41'02" West along the West line of said Lot 11, 199.74 feet; thence South 76°12'38" East, 25.00 feet; thence South 06°26'49" West, 195.00 feet to the point of beginning.

TAX KEY NO.: 11004-211.511
ADDRESS: Vacant Land, Portage WI 53901

DATED: April 21st, 2025



Roger L. Brandner
Columbia County Sheriff

Vande Zande & Kaufman, LLP
Attorney Sam Kaufman
PO Box 430
Waupun, WI 53963-0430
(920)324-2951

This is an attempt to collect a debt and any information obtained will be used for those purposes.

