

STATE OF WISCONSIN:

CIRCUIT COURT:

COLUMBIA COUNTY

PennyMac Loan Services, LLC,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2025CV000100

vs.

Charles Mascagni,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 28, 2025, in the amount of \$277,968.38, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

October 12, 2026, at 11:00AM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in ^{PLS} cash, certified check, or cashier's check, payable to the Columbia County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in ^{PLS} cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

in the front lobby of the Columbia County Courthouse.

Property description:

A part of Lot four (4), Block one (1), Beach Grove Addition to Village of Pardeeville, Columbia County, Wisconsin, described as follows:

A parcel of land commencing at a point in the center of the Pardeeville-Fox Lake Road, known better as Lake Street, Village of Pardeeville, Columbia County Wisconsin, 31 rods Westerly from the Southeast corner of Lot 1, Block 1, Beach Grove, known as Mrs. Geo Kincaid property; thence Westerly along said highway 4 rods; thence Northerly at right angles with said highway 10 rods; thence Easterly parallel with said highway, 4 rods; thence Southerly 10 rods to place of beginning.

Tax Key No: 11171-187

Property Address: 504 Lake Street, Pardeeville, WI 53954

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 22 day Sept, 2026



Columbia County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.