

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

COLUMBIA COUNTY

VILLAGE CAPITAL & INVESTMENT LLC
Plaintiff

Vs.

DAVID WAYNE SADEK; UNKNOWN
SPOUSE OF DAVID WAYNE SADEK;
WISCONSIN DEPARTMENT OF CHILDREN
AND FAMILIES;

Defendants

**NOTICE OF SHERIFF'S
SALE**

Case No. 2025CV000211

Case Code No. 30404

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 10, 2025, in the amount of \$362,038.63, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: February 16, 2026 at 11:00 am

TERMS:

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: COLUMBIA COUNTY COURTHOUSE, LOCATED AT 400 DEWITT STREET, PORTAGE, WI 53901

Property description:

LOT ONE (1), CERTIFIED SURVEY MAP NO. 1314, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 76, AS DOCUMENT NO. 472914, IN THE TOWN OF WEST POINT, COLUMBIA COUNTY, WISCONSIN, AND 33' WIDE ACCESS EASEMENT AS REFERENCED ON CERTIFIED SURVEY MAP NO. 1314.

Tax Key No.: 416.1

Property Address: W14450 SCHNELLER ROAD, PRAIRIE DU SAC, WISCONSIN 53578

Michael C. Timothy
State Bar No. 1032915
Attorney for Plaintiff
633 W. Wisconsin Avenue, Suite 408
Milwaukee, WI, 53203
Phone: 312-541-9710
Mailing Address:
30 N. LaSalle St., Suite 3650
Chicago, IL 60602
Email:

WisconsinPleadings@johnsonblumberg.com

Johnson, Blumberg & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

Dated this 13th day of January, 2026



ROGER L. BRANDNER
COLUMBIA COUNTY SHERIFF OR DESIGNEE