

Freedom Mortgage Corporation

Plaintiff,

Case No. 2025CV000317

v.

Kyle J. Burzynski, et al.,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 29th, 2026 in the amount of \$135,685.88, I will sell at public auction, located at the Columbia County Courthouse located at 400 DeWitt Street, Portage, Wisconsin 53901, on

May 4th, 2026 at 11:00 A.M.

All of the following described premises, to wit:

Parcel A:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 11 North, Range 8 East, Town of Caledonia, Columbia County, Wisconsin, bounded by a line described as follows: Commencing at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 31; thence West 60 feet to the point of beginning of this description; thence continuing West along the North line of said Government Fractional Lot 4, a distance of 60 feet; thence North 175 feet; thence East parallel with the North line of said Government Fractional Lot 4 a distance of 60 feet; thence South 175 feet to the point of beginning.

Parcel B:

Together with an easement for right of way across the Easterly 9 feet of the parcel of land described as follows: the land lying North of Hillcrest Avenue in Government Fractional Lot 4, Section 31, Township 11 North, Range 8 East, Columbia County, Wisconsin lying between the Easterly and Westerly lines of Lot 17 extended, Plat of First Addition to Bellevue Resort.

Street Address: W12008 Baltic Ave Merrimac, WI 53561

Tax Key No. 11004 446.D

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, 10% down payment is payable to the Columbia County Clerk of Courts and the balance is payable to the Columbia 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 upon confirmation of court.

DATED on: March 05, 2024

Roger B. Branden

Sheriff of Columbia County, Wisconsin

Halliday, Watkins & Mann, P.C.

Attorneys for Plaintiff

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Salt Lake City, UT, 84111

801-355-2886

NOTE: This law firm is a debt collector.
