

STATE OF WISCONSIN

CIRCUIT COURT

COLUMBIA COUNTY

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY AS INDENTURE TRUSTEE
OF CIM TRUST 2023-R4

CASE NO. 2025CV000318

FORECLOSURE CASE CODE: 30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

DANIEL R. WENDT; DEBBIE L.
WENDT; UNKNOWN SPOUSE OF
DANIEL R. WENDT, IF ANY; et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 16, 2026, in the amount of \$117,296.58, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: October 5, 2026, at 11:00 a.m.

TERMS:

1. 10% of the successful bid must be paid to the sheriff at the sale in ~~cash~~ ^{RB} cashier's check, or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in money order, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment will be forfeited to the 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.

PLACE: the Columbia County Courthouse, 400 DeWitt Street, Portage, WI 53901

UEL

PROPERTY DESCRIPTION: LOT 3, BLOCK 24, VILLAGE OF KILBOURN CITY,
NOW CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN.

TAX KEY NO.: 11291 510

PROPERTY ADDRESS: 1023 CHURCH STREET, WISCONSIN DELLS, WI 53965

Submitted

by: Dated this 1st day of September, 2016

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Columbia County Sheriff or Designee