

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

COLUMBIA COUNTY

FAIRWAY INDEPENDENT MORTGAGE
CORPORATION
Plaintiff,

Case No. 2025CV000090

JON R. SIMONSON, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 13, 2025, in the amount of \$116,122.31, the Sheriff of Columbia County will sell the described premises at public auction as follows:

DATE/TIME: March 2, 2026 at 11:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Columbia County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: 400 DeWitt Street, Portage, WI 53901

PROPERTY LEGAL DESCRIPTION:

Lot Four (4), Block Fourteen (14), New Blocks in Prospect Hill & Pixley's Additions to the City of Portage, less land conveyed to City of Portage by Deed recorded in Volume 181 of Deeds, Page 87-89, Document No. 212493, in the City of Portage, Columbia County, Wisconsin.

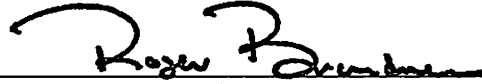
TAX KEY NO.: 11271-2178

PROPERTY ADDRESS: 916 Prospect Avenue, Portage, WI 53901

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Dated this 13th day of January, 2026.

A handwritten signature in black ink, appearing to read "Roger P. Brundage", written over a horizontal line.

Columbia County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.