

STATE OF WISCONSIN

CIRCUIT COURT

COLUMBIA COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2026CV000035

v.

Estate of Katherine E. Hepler, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 30, 2026 in the amount of \$72,523.96, I will sell at public auction, located in the Columbia County Courthouse, 400 DeWitt Street, Portage, WI 53901, on

October 5, 2026

At 11:00 AM, all of the following described premises, to wit:

PART OF LOTS 2 & 3, BLOCK 3 AND LOTS 1 & 2, BLOCK 5, BEACH GROVE ADDITION TO THE VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 25 RODS AND 14 FEET EAST OF THE QUARTER LINE THAT DIVIDES SECTION 3, TOWNSHIP 12 NORTH, RANGE 10 EAST EQUALLY INTO EAST AND WEST HALVES, SAID POINT BEING ON THE HIGHWAY KNOWN AS THE PARDEEVILLE AND FOX LAKE ROAD, THENCE SOUTHERLY TO A POINT 8 RODS AND 2 FEET WHERE SUCH COURSE INTERSECTS A DIRECT LINE STARTING 14 FEET WEST OF SAID STARTING POINT AND RUNNING SOUTHERLY, THENCE SOUTH TO THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY'S RIGHT OF WAY, THENCE EAST ALONG SAID RAILWAY COMPANY'S RIGHT OF WAY 8 RODS, THENCE NORTH 20 RODS MORE OR LESS TO THE AFORESAID HIGHWAY, AND THENCE WEST 8 RODS TO THE PLACE OF BEGINNING.

Street Address: 501 Lake Street, Pardeeville, WI 53954

Tax Key No. 11171 195

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 payable to the Columbia County 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.

DATED on 9/11/26

/s/
Sheriff of Columbia County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-26-00120

NOTE: This law firm is a debt collector.

LEC