

U.S. BANK NATIONAL ASSOCIATION,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000070

vs.

Estate of Fred E Plegge,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 22, 2023, in the amount of \$135,169.65, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** May 9, 2024 at 10:00AM

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Lincoln County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

At the Main Entrance to the Lincoln County Courthouse, 1110 East Main Street, Merrill, WI 54452

**Property description:**

Situated in Lincoln County, State of Wisconsin:

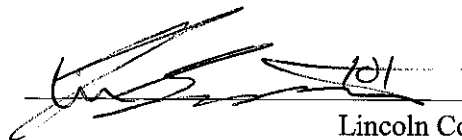
The SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 all in Section 36, Township 34 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin. Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable. Being the same property conveyed by deed recorded in Document No. 499749, of the Lincoln County, Wisconsin records.

**Tax Key No:** 004-3406-361-9995, 004-3406-364-9999

**Property Address:** 7521 N US Hwy 51, Irma, WI 54442

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff  
342 N. Water Street, Suite 613  
Milwaukee, WI 53202  
(414) 937-5992

Dated this 10 day April, 2024



Lincoln County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.