

U.S. Bank National Association as successor by merger
of U.S. Bank National Association ND

Plaintiff,

Case No. 2025CV003488

v.

Lori Ann Irwin, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 19, 2025 in the amount of \$147,758.93, I will sell at public auction, located in room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

June 23, 2026

At 10:00 AM, all of the following described premises, to wit:

LOT SEVEN (7), BLOCK FIVE (5), CASTLE CREST, IN THE VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.


Street Address: 110 Kingston Way, Waunakee, WI 53597

Tax Key No. 191/0809-083-0687-8

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 Dane 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 May 8, 2026



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-01210

NOTE: This law firm is a debt collector.