STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

U.S. Bank National Association

Plaintiff,

Case No. 2026CV000877

v.

Charles R. Heidenreich, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 19, 2026 in the amount of $121,413.97, I will sell at public auction, located at In room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

December 15, 2026

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

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DANE AND STATE OF WISCONSIN, TO WIT: LOT TEN (10), BLOCK SIX (6), LANSING PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Street Address: 133 Lansing St, Madison, WI 53714
Tax Key No. 251/0710-054-0709-6

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 October 29, 2026

Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-26-00439
NOTE: This law firm is a debt collector.