

STATE OF WISCONSIN — CIRCUIT COURT — JUNEAU COUNTY

US BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF THE LB-RANCH SERIES V
TRUST

Case No.: 2023-CV-0117

Plaintiff

vs.

PERRY LAFORTUNE, et. al.
Defendants

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on
02/22/2024, in the amount of \$56,023.21, the Sheriff will sell the described premises at
public auction as follows:

TIME: October 15, 2024 at 10:00AM

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Douglas County Clerk of Courts Sheriff (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

PLACE: Juneau County Justice Center (Lobby)
200 Oak St, Room 1110
Mauston, WI 53948

DESCRIPTION: THE FOLLOWING DESCRIBED REAL ESTATE IN
JUNEAU COUNTY, STATE OF WISCONSIN: THE NORTH
6 RODS OF THE SOUTH 13 RODS OF THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 1 IN THE
TOWNSHIP 15 NORTH OF RANGE 3 EAST, JUNEAU
COUNTY WISCONSIN.

BEING THE SAME PROPERTY CONVEYED BY FEE
SIMPLE DEED FROM POLLY A. LAFORTUNE TO PERRY
LAFORTUNE AND POLLY A. LAFORTUNE HUSBAND
AND WIFE, DATED 10/26/1998 RECORDED ON 02/17/1999
IN VOLUME 518, PAGE 140 IN JUNEAU COUNTY
RECORDS, STATE OF WI.

TAX PARCEL # 446-0170-000

PROPERTY ADDRESS: 947 Meyer Road, Mauston, WI 53948

DATED: August 15, 2024

Prepared By:

Attorney Bryan Ward LLC

Attorneys for Plaintiff

5555 N. Port Washington Rd., Suite 305

Milwaukee, WI 53217

414-271-4849

**Attorney Bryan Ward LLC is attempting to collect a debt and any information will be
used for that purpose.**