

Towne Mortgage Company d/b/a AmeriCU Mortgage

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 26-CV-000257

Cole J. Chariton, Mandi J. Chariton, The United States of America
acting by and through the Secretary of Housing and Urban
Development, State of Wisconsin, Department of Revenue and Cash
Link USA LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 9, 2026 in the amount of \$333,278.96 the

Sheriff will sell the described premises at public auction as follows:

TIME:

December 23, 2026 at 10:00 a.m.

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 clerk of courts (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 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE:

At the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wood County

DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4), SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT WHERE THE CENTERLINE OF STATE TRUNK HIGHWAY 73 INTERSECTS THE WEST LINE OF SAID FORTY ACRE TRACT FOR THE POINT OF BEGINNING OF LAND HEREBY DESCRIBED; RUN THENCE NORTH ON SAID WEST LINE OF SAID FORTY ACRE TRACT, 312 FEET; RUN THENCE EAST, 208 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID FORTY ACRE TRACT TO A POINT IN THE CENTERLINE OF SAID HIGHWAY 73; RUN THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID HIGHWAY 73 TO THE SAID POINT OF BEGINNING, EXCEPT LANDS USED OR DEEDED FOR HIGHWAY PURPOSES. AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4), SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE CENTERLINE OF STATE TRUNK HIGHWAY 73 INTERSECTS THE WEST LINE OF SAID FORTY ACRE TRACT; RUN THENCE NORTH ON THE WEST LINE OF SAID FORTY ACRE TRACT, 312 FEET; RUN THENCE EAST, 208 FEET FOR THE POINT OF BEGINNING OF LAND HEREBY DESCRIBED, WHICH POINT IS THE NORTHEAST CORNER OF LAND NOW OWNED BY THE GRANTEES HEREIN; THENCE RUN SOUTH PARALLEL WITH SAID WEST LINE OF SAID FORTY ACRE TRACT TO A POINT IN THE CENTERLINE OF SAID HIGHWAY 73; THENCE IN A GENERAL NORTHEASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT WHICH IS 150 FEET EAST OF THE POINT OF BEGINNING; RUN THENCE WEST, 150 FEET PARALLEL WITH THE NORTH LINE OF SAID FORTY TO THE POINT OF BEGINNING, EXCEPT LANDS USED OR DEEDED FOR HIGHWAY PURPOSES.

PROPERTY ADDRESS:

12251 Deer Ridge Rd Wisconsin Rapids, WI 54494-8573

DATED:

October 9, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Shawn Becker
Wood County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.