

Gateway Mortgage Group, a division of Gateway First  
Bank f/k/a Gateway Mortgage Group LLC

## NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 19-CV-000119

vs.

Michael E. Wagner, Jane Doe Wagner, State of  
Wisconsin Department of Children and Families and  
Cottonwood Financial Wisconsin LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 11, 2020 in the amount of \$117,721.38 the Sheriff will sell the described premises at public auction as follows:

TIME: March 10, 2023 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.

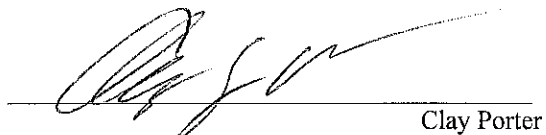
PLACE: On the Northeast steps of the Courthouse at 181 W. Seminary Street, Richland Center, WI 53581

DESCRIPTION: Lot Number 4 in Block Number 3, Village of Cazenovia, as laid out and platted by Allen Perkins, February 9, 1855 on the NE 1/4 of Section 13, Township 12 North, Range 2 East, Village of Cazenovia, Richland County, Wisconsin.

PROPERTY ADDRESS: 226 E Main St Cazenovia, WI 53924-9715

DATED: January 11, 2023

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

  
Clay Porter  
Richland County Sheriff

Please go to [www.gray-law.com](http://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.