

U.S. Bank National Association, not in its individual
capacity but solely as trustee for PRP Trust, Series 2024
Cottage-TT-VI

Plaintiff,

Case No. 2026CV000023

v.

Chariann P. Agee, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 18, 2026 in the amount of \$236,380.36, I will sell at public auction, located on the northeast steps of the Richland County Courthouse, 181 W. Seminary Street, Richland Center, WI 53581, on

August 28, 2026

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) EAST, RICHLAND COUNTY, WISCONSIN;

THENCE EAST 111.81 FEET AND THENCE NORTH 372.62 FEET TO THE CENTERLINE OF RICHLAND COUNTY HIGHWAY "B" AND THE POINT OF BEGINNING;

THENCE NORTH 397.79 FEET;

THENCE NORTH 59 DEG. 20' EAST, 360.0 FEET;

THENCE EAST TO THE EAST LINE OF SAID FORTY;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID FORTY;

THENCE WEST ALONG SAID SOUTH LINE TO THE CENTERLINE OF SAID HIGHWAY "B";

THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3),

TOWNSHIP NINE (9) NORTH, RANGE TWO (2) EAST, RICHLAND COUNTY,
WISCONSIN, BEING SUBJECT TO CONVEYANCES FOR HIGHWAY PURPOSES.

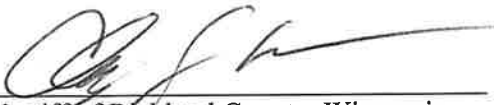
Street Address: 31022 County Hwy B, Lone Rock, WI 53556

Tax Key No. 006-0333-2000

**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
Richland County Office of the Sheriff (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. Â§ 846.155. Buyer to pay applicable Wisconsin
Real Estate Transfer Tax in addition to the purchase price.

DATED on 7/16/26



Sheriff of Richland County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-26-00114

NOTE: This law firm is a debt collector.