

Lakeview Loan Servicing, LLC
Plaintiff,

Case No. 2024CV000122

v.

John Taylor; et al.
Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 4, 2025 in the amount of \$160,705.56, I will sell at public auction, located at on the front steps of the Jackson County Courthouse, 307 Main Street, Black River Falls, WI 54615, on

August 12, 2025

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

PARCEL NO. 1: LOT SEVEN OF JACKSON COUNTY CERTIFIED SURVEY MAP NO. 1161, AS RECORDED IN VOLUME 5 OF SURVEYS, PAGE 124 AS DOCUMENT NO. 262618; BEING A PART OF SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 WEST, TOWN OF HIXTON, JACKSON COUNTY, WISCONSIN.

PARCEL NO. 2: AN EASEMENT, 30 FEET IN WIDTH, FOR INGRESS AND EGRESS ACROSS A PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 36, THE EAST AND SOUTH LINES OF WHICH ARE DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE NORTH 0 DEG. 34' 16" WEST 160.00 FEET; THENCE NORTH 59 DEG. 25' 44" EAST 45.90 FEET; THENCE SOUTH 60 DEG. 34' 16" EAST 265.35 FEET; THENCE NORTH 59 DEG. 25' 44" EAST 74.99 FEET; THENCE NORTH 0 DEG. 34' 16" WEST APPROXIMATELY 350 FEET TO COUNTY TRUNK HIGHWAY A.

Street Address: N7601 County Road A, Hixton, WI 54635

Tax Key No. 024-0559.0005

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 Jackson 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 06-30-2025


Sheriff of Jackson County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-01243

NOTE: This law firm is a debt collector.