
FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST, SERIES
2020-2
Plaintiff,

Case No. 2024CV000012

DUWAYNE J. LANTZ, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 12, 2024, in the amount of \$101,883.11, the Sheriff of Jackson County will sell the described premises at public auction as follows:

DATE/TIME: January 14, 2025 at 10:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Jackson County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: inside the Front Entrance of the Jackson County Courthouse, 307 Main Street, Black River Falls, WI 54615

PROPERTY LEGAL DESCRIPTION:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 6 West, Town of Garfield, Jackson County, Wisconsin, described as follows: Commencing at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 12; thence South 0° 19' 00" West 175.63 feet to the centerline of a Town Road; thence North 86°25' 30" East along the centerline of the Town Road and the

centerline extended 1,173.00 feet to the point of beginning; Thence South 0° 00' 00" West 539.00 feet to the North right of way line of Federal Highway 10, said right of way is on a curve and has a radius of 11,385.00 feet; thence along the arc of said curve whose cord bears North 83° 25' 42" East 11.21 feet to a point where said curve ends; thence North 83° 24' 30" East along said North right of way to the East line of said forty; thence North along the East line of said forty to a point which bears North 86° 25' 30" East from the point of beginning; thence South 86° 25' 30" West to the point of beginning.

EXCEPTING that portion now used for highway purposes on the North end of this parcel. Bearings are determined by solar observation.

TAX KEY NO.: 022-0177.0030

PROPERTY ADDRESS: W. 14707 Old Highway 10 Road, Fairchild, WI 54758

Christina J. Pross
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Dated this 12 day of DECEMBER, 2024.



Jackson County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.