Sheriff Sales Procedure

The bank, lending institution or their attorney will put in the first bid. Anyone may bid on the properties. The property goes to the highest bidder.

Successful bidders are required to have 10% of the successful bid with them at the time of sale. The 10% must be in cash, cashier's check, or certified check made payable to *Taylor County Clerk of Courts*. (NOTE: The Taylor County Sheriff's Office sets these terms for every sale, even if a specific Notice of Sale lists different terms.) The successful bidder is also responsible for all legal liens, encumbrances, and unpaid real estate taxes. Contact the following departments for more information on liens and taxes:

Register of Deeds – (715)748-1483 (Federal Liens)
Clerk of Circuit Court - (715)748-1425 (State Liens)
Treasurer's Office - (715)748-1466 (Real Estate Taxes)

All properties are sold "as is" and are not available for viewing.

Once the property is sold, the Court will hold a Confirmation of Sale hearing at a later date. Successful bidders may contact the Clerk of Circuit Court to determine when the Confirmation of Sale hearing date is scheduled. Bidders may also check the Wisconsin Circuit Court Access Consolidated Court Automation Program (CCAP) via the internet. http://wcca.wicourts.gov/index.xsl. If the court confirms the sale, the successful bidder must pay the balance of the bid within the specified time period set forth in the terms and conditions of the Notice of Foreclosure Sale (usually 10 days) or the successful bidder forfeits their deposit.

After the Court's confirmation of Sale, the successful bidder takes possession of the property and becomes the new owner. If the defendant in the Mortgage Foreclosure action occupies the property, and the new owner wishes to remove them, the new owner must obtain a Writ of Assistance which will allow the Sheriff's Office to remove the parties.

Sales are subject to cancellations and/or adjournments at any time without notice.

**If you are a third party bidder, you must acknowledge the terms as put forth in WI Statute 846.155(2) and file an Affidavit of Minimum Bidder Qualifications with the Clerk of Courts prior to the sale.

TAYLOR COUNTY SHERIFF'S OFFICE

224 South Second Street – Medford, WI 54451
Phone: 715-748-2200 – Fax: 715-748-3813

Corey Dassow, Sheriff

Chad Kowalczyk, Chief Deputy

Stacy Doriot
Administrative Specialist
715-748-1449

Kelly Young
Data Records Manager
715-748-1448

In order to place a 3rd party bid on the Sheriff Sale, the qualifications must be met as outlined below:

846.155(2) MINIMUM BIDDER QUALIFICATIONS.

No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the following qualifications:

(a) The 3rd-party bidder does not own an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.

(b) The 3rd-party bidder is not directly or indirectly owned, managed, or controlled, in whole or in pai1, by a person that owns an interest in prope11y in this state against which taxes have been levied that are more than 120 days
delinquent.

(c) The 3rd-party bidder does not directly or indirectly own, manage, or control, in whole or in part, an entity that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.

(d) No judgment against the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.

(e) No judgment against a person that directly or indirectly owns, manages, or controls, in whole or in part, the 3rd-pat1y bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.

(f) No judgment against an entity directly or indirectly owned, managed, or controlled, in whole or in part, by the 3rd-party bidder related to a violation of a state or local building code with respect to prope11y in this state has been rendered that is unsatisfied.

(g) In submitting a bid at the sale, the 3rd-party bidder is not acting on behalf of or as part of an agreement with a person that does not meet the qualifications described in pars. *(a.) to (f).*

STATE OF WISCONSIN CIRCUIT COURT TAYLOR COUNTY

Rocket Mortgage, LLC

Plaintiff,

Case No. 2026CV000062

v.

Estate of Kimberly D. Bahrs

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 3, 2026 in the amount of $93,962.65, I will sell at public auction, located in the lobby on the ground floor of the Taylor County Courthouse, 224 South Second Street, Medford, WI 54451, on

December 15, 2026

At 9:30 AM, all of the following described premises, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE IN TAYLOR COUNTY, STATE OF WISCONSIN

PARCELS A & B OF CERTIFIED SURVEY MAP NO. 70 AS RECORDED IN VOLUME 1 OF SURVEYS, PAGE 70, TAYLOR COUNTY REGISTER OF DEEDS OFFICE, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 26, TOWNSHIP 31 NORTH, RANGE 1 EAST.

Street Address: W5364 State Highway 64, Medford, WI 54451
Tax Key No. 032-00898-0000 & 032-00899-0000

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 Taylor 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. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Corey Dassow
Sheriff of Taylor County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-26-01029
NOTE: This law firm is a debt collector.

STATE OF WISCONSIN | CIRCUIT COURT BRANCH 1 | TAYLOR COUNTY

INCREDIBLEBANK,

Plaintiff,

v.

LAKE 11 BREWING LLC, LKG PROPERTIES LLC, LUCAS K. GASEK, and TRACY R. HANSEN,

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 26-CV-72

Code No. 30404 (Foreclosure), 30301 (Money Judgment), 30404 (Other-Replevin)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered against Defendants on September 25, 2026, in the amount of $465,977.11, the Sheriff will sell the premises described below.

DATE/TIME: **Tuesday, December 1, 2026,** at **9:30 a.m.**

PLACE: Taylor County Sheriff's Office
224 S 2nd Street, Medford, WI 54451

DESCRIPTION/PARCEL #/PROPERTY ADDRESS:

A parcel being a part of Lot Nineteen (19), Block Three (3), of the Original Plat of the Village, now City of Medford, Taylor County, Wisconsin, described as follows:

Commencing at a point on the East line of Lot 19, Block 3, of the Original Plat of the Village, now City of Medford, 25 feet South from the Northeast corner of said lot; thence running in a Westerly direction parallel with the North boundary line of said lot, 140 feet; thence running South at right angles to the last described line,

22 feet; thence running in an Easterly direction parallel to said North boundary line, 140 feet; thence North 22 feet to the Point of Beginning;

AND

The North Half (N1/2) of Lot Nineteen (19), Block Three of the Original Plat of the Village, now City, of Medford, Taylor County, Wisconsin; EXCEPT the West 10 feet thereof, reserved by Wisconsin Central Railroad for sidewalk purposes.

(The Original Plat of the Village, now City, of Medford is also known as Wisconsin Central Railroad Company's First Addition.)

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 251-01384-0000

Property Address: 128 South Main Street, Medford, WI 54451

("Property #1").

Lot One (1), Tee-Hi Second Addition to the City of Medford, County of Taylor, State of Wisconsin.

TAX ROLL PARCEL NUMBER: 251-01106-0000

ADDRESS PER TAX ROLL: 704 East Perkins Street, Medford, WI 54451

("Property #2").

Lot One (1), Block Six (6), McCartney & Whelen's-Addition to the Village, now City, of Medford, County of Taylor, State of Wisconsin.

TAX ROLL PARCEL NUMBER: 251-00633-0000

ADDRESS PER TAX ROLL: 304 North Park Avenue, Medford, Wi-54451

("Property #3").

TERMS: 1. 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 (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff.

2. Property #1, Property #2, and Property #3 (collectively the "Properties") will be sold separately.

3. Property #1 will be sold first. If the proceeds of the sale of Property #1 are not sufficient to pay the balance of the Judgment, Property #2 will be sold. If the combined proceeds of the sale of Property #1 and Property #2 are not sufficient to pay the balance of the Judgment, Property #3 will be sold.

4. The Properties are sold "AS IS" and subject to all liens and encumbrances.

5. Buyer to pay applicable Wisconsin Real Estate transfer tax in addition to the purchase price.

Dated at Medford, Wisconsin, this 26 day of October, 2026.

Corey Dassow, ~~Sheriff~~
Taylor County, Wisconsin

THIS DOCUMENT DRAFTED BY:

Ruder Ware, L.L.S.C.
Attorneys for Plaintiff
By: John D. Leary
WI Bar Member No.: 1003749
402 Graham Avenue
P.O. Box 187
Eau Claire, WI 54702-0187
Telephone: 715.834.3425

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

STATE OF WISCONSIN | CIRCUIT COURT | TAYLOR COUNTY

Towne Mortgage Company d/b/a AmeriCU Mortgage

Plaintiff,

vs.

Bonnie M. Poncek and Royal Credit Union

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 26-CV-000063

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 3, 2026 in the amount of $51,267.09 the Sheriff will sell the described premises at public auction as follows:

TIME:	December 15, 2026 at 9:30 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:	In the lobby of the Taylor County Courthouse, Medford, Wisconsin
DESCRIPTION:	LOT SEVENTEEN (17), BLOCK SIX (6), WISCONSIN CENTRAL RAILROAD FIRST ADDITION TO THE CITY OF MEDFORD, TAYLOR COUNTY, WISCONSIN.
PROPERTY ADDRESS:	118 S 2nd St Medford, WI 54451-1809
DATED:	October 6, 2026

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

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.

STATE OF WISCONSIN CIRCUIT COURT TAYLOR COUNTY

Lakeview Loan Servicing, LLC

Plaintiff, Case No. 2026CV000013

v.

Terriesa G. Krueger, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 21, 2026 in the amount of $57,166.72, I will sell at public auction, located in the lobby of the ground floor of the Taylor County Courthouse, 224 South Second Street, Medford, WI 54451, on

November 24, 2026

At 9:30 AM, all of the following described premises, to wit:

LOT TEN (10), BLOCK TWELVE (12), WISCONSIN CENTRAL RAILROAD COMPANY'S FIRST ADDITION TO THE CITY OF MEDFORD, TAYLOR COUNTY WISCONSIN.

Street Address: 240 N 3rd Street, Medford, WI 54451
Tax Key No. 251-01489-0000

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 Taylor 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. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Corey Dassow
Sheriff of Taylor County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-26-00046
NOTE: This law firm is a debt collector.

STATE OF WISCONSIN | CIRCUIT COURT | TAYLOR COUNTY

Nations Lending Corporation

Plaintiff,

vs.

Mindy L. Weiler, Dustin Moen, State of Wisconsin, Department of Children and Families, Taylor County Clerk of Circuit Court, Axcess Financial Holdings Inc and Members Advantage Credit Union

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 26-CV-000039

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 3, 2026 in the amount of $213,850.65 the Sheriff will sell the described premises at public auction as follows:

TIME:	December 15, 2026 at 9:30 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:	In the lobby of the Taylor County Courthouse, Medford, Wisconsin
DESCRIPTION:	THE SOUTH 527.39 FEET OF THE EAST 885 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4- SW1/4), SECTION FOUR (4), TOWNSHIP THIRTY (30) NORTH, RANGE ONE (1) WEST, ALSO CERTIFIED SURVEY MAP NO. 1370 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGE 194 AS DOCUMENT NO. 289075 INCLUDED IN SAID LANDS, TOWN OF HOLWAY, TAYLOR COUNTY, WISCONSIN.
PROPERTY ADDRESS:	W9020 Apple Ave Medford, WI 54451-9429
DATED:	October 5, 2026

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

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.