

ROYAL BANK,
a Wisconsin Banking Corporation,

Case No. 24-CV-26

Plaintiff,

vs.

Foreclosure of Mortgage 30404

DAWN M. MUCHOW, JOSEPH GINGERICH,
DEPARTMENT OF CHILDREN AND FAMILIES,
FORD MOTOR CREDIT COMPANY LLC,
WILLIAM J. NEMEC, SYCHRONY BANK, and
FEDERATED CAPITAL CORPORATION,

Tax ID No. 292511280.1; 290140713.1

Defendants.

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and Sale entered on April 15, 2024 in the amount of \$52,312.03, the Sheriff or his assignee will sell the described premises at public auction as follows:

DATE AND TIME: Tuesday, July 30, 2024 at 10:00 o'clock AM

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the Clerk of Courts Office at the time of the sale in cash, cashier's check, money order, or certified funds, payable to the Clerk of Courts Office. Personal checks cannot and will not be accepted. The balance of the successful bid must be paid to the Clerk of Courts Office in cash, cashier's check, money order, 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", is not available for viewing, and subject to all liens, encumbrances, and unpaid real estate taxes.

PLACE: Juneau County Justice Center, 200 Oak Street, Mauston, Wisconsin 53948

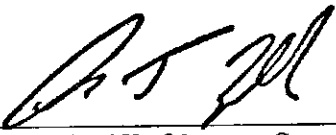
DESCRIPTION: The North ½ of Lots 4 and 5 in Block 1 of William's Addition to the City of Mauston, Juneau County, Wisconsin; ALSO that portion of vacated Elm Street, vacated by Resolution recorded August 9, 1961 in Volume 34 of Miscellaneous Records, on Page 264, **EXCEPTING THEREFROM** the North 49.7 feet of the East 48 feet of the North ½ of said Lot 5, City of Mauston, Juneau County, Wisconsin. (Tax Parcel No. 292511280.1)

Lot One (1) of Juneau County Certified Survey Map No. 2206, recorded in the Juneau County Register of Deeds Office in Volume 8 of CSM, on Page 173, as Document No. 343597, and being located in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 27, Township 15 North, Range 5 East, Town of Kildare, Juneau County, Wisconsin. (Tax Parcel No. 290140713.1)
AND a 1968 Marsh 8078 mobile home, Serial No. 1309720.

PROPERTY ADDRESS: 124 Elm Street, Mauston, Wisconsin 53948; and
N3009 County Road HH, Lyndon Station, Wisconsin 53944

ATTORNEY Attorney Thomas J. Casey
INFORMATION: Curran, Hollenbeck & Orton, S.C.
111 Oak Street, P.O. Box 140
Mauston, Wisconsin 53948-0140
(608) 847-7363

Dated this 24 day of June, 2024.



Andrew Zobal, Sheriff of Juneau County

Sales are subject to cancellation at any time without notice.