MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Thursday, November 12, 2026 at 5:30 P.M.** at City Hall in the City of Black River Falls to hear the petition of Doc's Bunkhouse, LLC to obtain a conditional use permit for a campsite rental business for the following described land and premises:

TAX PARCEL 206-2653.0000 – UNDEVELOPED LAND LOCATED SOUTH OF EAST LINCOLN STREET IN THE CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

Parcel contains 39.25 acres. A map is available at City Hall.

The conditional use permit would allow Doc's Bunkhouse to establish and rent 60-80 campsites at the above location.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls
Published in the Banner Journal Oct. 28 and Nov. 5, 2026.

WNAXLP

NOTICE OF TAX DEED
Section 75.12 Wisconsin Statutes

The following are hereby notified that Jackson County is the owner and holder of tax certificates issued by the County Treasurer of Jackson County, State of Wisconsin, for the unpaid property taxes for the tax year of 2022 and previous years on the following described lands situated in said county and state, to wit:

Last Known Owner: Northfield Farm LLC
Parcel Number: 040-0236.0010
Address: n/a
Legal Description: .7 ac W of I-94 right of way line Sec15 T23N R06W SE SW, Town of Northfield

Jackson County was awarded title to the above-named properties on October 19, 2026, due to non-payment of taxes. Attempts to contact the owners of record or their mortgage holders have been unsuccessful and therefore, as per 75.12(3) Wis. Stats. This newspaper notice is provided as service. You are also notified that the amount for which the tract or parcel was sold will bear interest at 1% per month or fraction of a month from February 1 of the year of sale, plus a 1/2% penalty as provided by law, and that after the expiration of two months from the service of this notice upon you, Jackson County may sell the property by appropriate means at its discretion. Property owners should contact the Jackson County Treasurer's Office at 715-284-0206 in order to redeem their property before the two months have expired. Dated at Jackson County, Wisconsin, this 23rd day of October 2026.

Tabitha Chonka-Michaud
Jackson County Treasurer
Jackson County, Wisconsin
Published in the Banner Journal Nov. 4 and 11, 2026.

WNAXLP

Notice of Rate Increase
Water Customers of the Hixton Municipal Water Utility

This is to give you notice that the Hixton Municipal Water Utility will file an application on October 27, 2026, with the Public Service Commission of Wisconsin (PSC), for authority to increase water rates. Rates for general service will increase 3.0 percent. The increase is necessary to reduce the existing deficiency in present rates. The request is being made under Wis. Stat. 196.193. Rate increases granted under this statute do not require a public hearing. The effect of the increase for some selected customers is shown below. Public Fire Protection and Wholesale rates (if applicable) will also increase 3.0 percent.

Customer Classification	Meter Size	Gallons	Existing Monthly Rate	Revised Monthly Rate
Average Residential	5/8	4,000	$48.40	$49.86
Multifamily	5/8	30,500	$218.32	$224.83
Public Authority	5/8	51,700	$348.07	$358.39
Commercial	1	19,300	$165.23	$170.18
Commercial	4	19,300	$234.24	$241.26

Hixton Municipal Water Utility anticipates that this rate increase will go into effect on January 1, 2027. If you have any questions about the rate increase request, call the Hixton Municipal Water Utility at (715) 963-3732.

NOTICE TOWN OF FRANKLIN

Regular Monthly Meeting
7:00 P.M.
Wednesday, Nov. 10, 2026
FRANKLIN TOWN HALL

Ashley Stetzer, Town Clerk WNAXLP

TOWN OF ALBION
REGULAR MONTHLY MEETING

Tuesday, Nov. 10, 2026
at the Albion Town Hall at 7:00 p.m.

Regular monthly agenda will be followed.
Notice will be posted in regular posting places.

Joan Hanson, Clerk *WNAXLP*

NOTICE
TOWN OF BROCKWAY RESIDENTS

The regular monthly meeting of the Town of Brockway Board of Supervisors will be held on **Wednesday, November 11, 2026** at the Brockway Town Hall.
Regular monthly agenda will be followed.
The Sanitary District meeting is at 5:45 pm with town meeting immediately following.

JULIE BOREK, CLERK/TREASURER WNAXLP

TOWN OF ADAMS
Monthly Meeting

Will be held on Tues., Nov. 10, 2026 at 7 p.m. in the town hall.

Agenda will include minutes of prior meeting(s), approval and payment of outstanding bills, and any zoning petitions which may be presented. Other items may be added to the agenda prior to the meeting.

Dale Ann Bohac, Clerk WNAXLP

TOWN OF MILLSTON
Snowplowing Notice 2026-2027

The Town of Millston will be providing the service of snow plowing for the 2026-2027 season.

PRIVATE RESIDENTS - cost will be **$100.00/Season**
BUSINESSES will be billed at the rate of $100.00/Hr.-Minimum Charge 1/2 hour $50.00

PLEASE SUBMIT CHECK PAYMENTS PAYABLE TO:
"THE TOWN OF MILLSTON"
C/O SUE MARCOU, TREASURER
PO BOX 496, MILLSTON, WI 54643

PAYMENTS MUST BE RECEIVED BY NOV. 15, 2026 OR A $25.00 LATE FEE WILL APPLY.

Snow clearing priority will be completed as established by the Town policy and emergency needs.

The Common Council met in special session at City Hall in the City of Black River Falls on October 21, 2026, at 6:00 P.M. Alderpersons Busse, Miles, Gearing-Lancaster, Wussow, and Peloquin were present. Alderpersons E. Rave and Gary Ammann attended remotely via Zoom meetings. Alderperson M. Rave was absent. Mayor J. Eddy presided.

It was moved by Alderperson Busse, seconded by Alderperson Peloquin to dispense with the reading of the minutes of the October 6, 2026, Common Council meeting and approve as presented. Motion carried.

CITIZENS IN ATTENDANCE

There were 2 citizens in attendance remotely via Zoom meetings for agenda items.

COMMITTEE REPORTS

The City Administrator presented the proposed 2027 City Operating Budget which included restoring the Shared Ride Taxi service levy to $75,000, partially restoring the capital projects levy to $400,000, and increasing the debt service levy to $575,000 which would all result in a modest overall levy increase of $41,112.00 or 1.73% putting the proposed 2026 levy at $2,416,024.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Wussow to approve the proposed 2027 City Operating Budget for publication only and set the public hearing date for November 18, 2026. Motion carried.

The Department Head monthly reports were reviewed. Department heads present were Jarod Meyer and Travis Brown. Mark Nordahl and Brad Chown attended remotely via Zoom meetings. Daryl Nelson and Cara Hart were excused.

It was moved by Alderperson Ammann, seconded by Alderperson Wussow to approve the Fire Department's request to purchase emergency lighting package and other accessories for the new command vehicle at a cost not to exceed $18,363.88. Motion carried.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Miles to approve the Fire Department request to sell the 2016 Chevy Suburban. Motion carried.

It was moved by Alderperson Busse, seconded by Alderperson Peloquin to award the bid for a new Police Department squad to Osseo Ford at a cost of $46,969.00. Motion carried.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Ammann to approve **ORDINANCE 907** – an ordinance regarding state traffic codes adopted. Motion carried.

CITY OF BLACK RIVER FALLS ORDINANCE NO. 907

AN ORDINANCE REPEALING AND RECREATING SECTION 7.01 OF THE CODE OF ORDINANCES FOR THE CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN REGARDING STATE TRAFFIC LAWS ADOPTED

The Common Council of the City of Black River Falls, Jackson County, Wisconsin, do ordain as follows:

SECTION 1.

Section 7.01 of the Code of Ordinances of the City of Black River Falls is hereby repealed and recreated to read as follows:

7.01 STATE TRAFFIC LAWS ADOPTED.

(a) STATE TRAFFIC LAWS ADOPTED. Except as otherwise specifically provided in this chapter, the statutory provisions in Chs. 340 to 348, Wis. Stats., describing and defining regulations with respect to vehicles and traffic, exclusive of any provisions therein relating to penalties to be imposed and exclusive of any regulations for which the statutory penalty is a fine or term of imprisonment, are hereby adopted and, by reference, made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by any statute incorporated herein by reference is required or prohibited by this chapter. Any future amendments, revisions or modifications of the statutes incorporated herein are intended to be made part of this chapter in order to secure uniform State-wide regulation of traffic on the highways, streets and alleys of the State of Wisconsin.

(b) OTHER LAWS ADOPTED. There are also hereby adopted by reference the following sections of the Wisconsin Statutes or Wisconsin Administrative Code, but the prosecution of offenses under this title shall be as provided in Chapters 340 to 349 of the Wisconsin Statutes or the Wisconsin Administrative Code, and the penalty for violation thereof shall be limited to a forfeiture:

1. Section 941.01(1), Wisconsin Statutes (negligent operation of vehicle off highway).

2. Section 343.44(1), (2)(a), Wisconsin Statutes (operating after revocation or suspension, first offense).

3. Section 23.33, Wisconsin Statutes (all-terrain vehicle regulations).

4. Trans 305, Wisconsin Administrative Code (standards for vehicle equipment). (1975 Code Ch. 7 § I)

5. Sections 194.17 and 194.23, Wisconsin Statutes; Trans 325.02(1)-(7), Trans 326, Trans 327.03(1)-(6), (8)-(10), and Trans 327.05(1)-(3), Wisconsin Administrative Code (Motor Vehicle Transportation Act and miscellaneous vehicle regulations). (1975 Code Ch. 7 § I; amd. 2009 Code)

It was moved by Alderperson Wussow, seconded by Alderperson Miles to approve the vouchers for September 2026 Check #77487 - #77609 totaling $661,622.54. Motion carried.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Peloquin to approve the City Treasurer's Report for September 2026. Motion carried.

It was moved by Alderperson Wussow, seconded by Alderperson Gearing-Lancaster to approve the Revenue & Expense Report for September 2026. Motion carried.

Mayor Eddy reminded Council members that Tuesday, November 3rd is election day and therefore the next Common Council meeting will be on Wednesday, November 4, 2026.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Miles to adjourn. Motion carried at 6:33 pm.

Rhonda Ammann
Deputy Clerk Treasurer
Published in the Banner Journal Nov. 4, 2026
WNAXLP

NOTICE OF PUBLIC HEARING
JACKSON COUNTY ZONING DEPARTMENT

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Jackson County Courthouse, 307 Main Street, Black River Falls, Wisconsin on **November 16th, 2026, at 9:30 a.m.** on the following:

- **ZONE CHANGE PETITION #2026-33 as requested by Todd Waldo, on property located in the SW1/4-SW1/4, Section 05, T23N, R05W, Town of Garden Valley, Jackson County, WI; 020-0075.0000. The request is to change 20 acres of the R4(Residential- Manufactured Home2) District to the R2(Residential-Private Water & Septic System) District to place a small cabin and shipping container for storage.**
- **CONDITIONAL USE REQUEST #2026-34 as requested by Travis & Kayla Oppelt, on property located in the SW1/4-SE1/4, Section 2, T21N, R04W, Town of Brockway, Jackson County, WI; 010-0569.0504. The request is to operate a short-term rental and use as a secondary home in the R2 (Residential-Private Water & Septic System) District.**
- **CONDITIONAL USE REQUEST #2026-35 as requested by Colt & Erin Johnson, on property located in the SE1/4-SE1/4, Section 15, T20N, R04W, Town of Manchester, Jackson County, WI; 032-0774.0000. The request is to place two small cabins on site and operate a short-term rental in the B2 (Outlying Business) District.**

The petitioner or their agent must attend the County's Public Hearing.
Jackson County Zoning Department
307 Main Street, Courthouse
Black River Falls WI 54615
715-284-0220
Zoning@Jacksoncountywi.gov

This public hearing is being held so that the Committee may hear those persons who have an interest in the proposed changes, and they will consider all input presented which will aid in their decision-making process. The decision of the Committee to conditionally grant any conditional use or grant/conditionally grant or deny any subdivision request will be finalized at this public hearing. The Committee, following the public hearing, will make a recommendation to the full County Board for their final decision to either grant or to deny any proposed zone changes. Should you desire more information regarding the proposals, please call or visit the Jackson County Zoning Department, Telephone Number (715) 284-0220.

A Notice of this Petition will be forwarded to the Town Board. The Town officials will discuss this request and return a "TOWNSHIP POSITION" form. Thus, the Petitioner SHOULD contact the Town Chairman to explain the proposal and answer any questions. An effort has also been made to notify adjoining landowners of the proposal/s, so that they may contact the Town Chairman for more information and/or voice their concerns. To ensure that those interested have been notified, please share this notice with your neighbors. CONTACT THE TOWN CLERK FOR TOWN MEETING DATE AND TIME.

Published in The Banner Journal on October 28th and November 4th, 2026.

Dated this 21st day of October, 2026.

WNAXLP

Our File #T984011
STATE OF WISCONSIN
CIRCUIT COURT
CHIPPEWA COUNTY
SECURA INSURANCE COMPANY
AS SUBROGEE OF
WAYNE & JULIE BOLLINGER
Plaintiff,
vs.
CRISS BALZ
Defendant.
Case No. 26-CV-000285
AMENDED SUMMONS
THE STATE OF WISCONSIN
TO: CRISS BALZ
N8080 CHARCOAL RD N
HIXTON WI 54635-8628

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action.

Within Forty (40) days after October 28, 2026, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is: CLERK OF CIRCUIT COURT, CHIPPEWA COUNTY, 711 N BRIDGE ST, CHIPPEWA FALLS WI 54729 and the Kohn Law Firm, Plaintiffs attorneys, whose address is 735 N. Water St., Suite 1300, Milwaukee, WI 53202. You may have an attorney help or represent you.

If no Complaint accompanies this Summons you must respond within the said 40 day period with a written demand for a copy of the Complaint by mailing or delivering said written demand to the court and to the Plaintiffs attorneys at their respective addresses listed above.

If you do not provide a proper answer to the Complaint or provide a written demand for said complaint within the 40 day period, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may be enforced by garnishment or seizure of property.

Dated at Milwaukee, Wisconsin October 13, 2026.
2026CV000285
KOHN LAW FIRM S.C.
ELECTRONICALLY SIGNED BY:
/S/JASON D. HERMERSMANN
JASON D. HERMERSMANN
State Bar No. 1049948
Attorney for Plaintiff
Published in the Banner Journal Oct. 28, Nov. 4 and Nov. 11, 2026.
WNAXLP

The following are actions of the County Board of Supervisors at their meeting on 10/19/26 and the full text is on file at the County Clerk's office, or on-line at www.co.jackson.wi.us

REGULAR SESSION
of the
JACKSON COUNTY BOARD OF SUPERVISORS
October 19, 2026

The Regular Session of the Jackson County Board of Supervisors was called to order at 5:30 P.M., on Monday, October 19, 2026, at the Jackson County Courthouse in the County Board Room by Chairman Carney.

County Clerk, Melissa Windsor, took roll call with 18 members present.

The Pledge of Allegiance was given.

Chairman Carney asked for a moment of silence for current board member Dave Holen who had recently passed away.

Supervisor Laurent made a motion to strike Resolution 38-10-2026 (A Resolution creating the office of County Administrator, Appointing Camron Loll as County Administrator and Human Resources Director, and Authorizing the Executive, Finance & Personnel Committee to finalize employment recommendations) from today's agenda. Supervisor Laurent based this on a couple of things: last week the Executive Finance Committee had two meetings on Thursday and Friday where they discussed the creation of this Resolution. Those meetings were held under closed session and the meeting agenda that was promulgated for those meetings simply stated the state statute, and that the Executive Finance Committee was going into and out of state statute. Under WI Statutes 19.84(2) and WI Supreme Court decision in Buswell, notice must reasonably apprise the public of the subject matter of any closed session. Merely quoting the state statute is not enough, and when you look at each one of these agendas nowhere in the agenda does it say that the Executive Finance group be creating the office of County Administrator. In addition, creating the office of County Administrator is a structural change to County Government. The exemption stated in the agenda was an exemption based on collective bargaining and listening in on those meetings 90% of the discussion there in those meetings was on the creation of the office and that discussion should have occurred in open session. In addition, for the meeting that was held on Friday, the meeting was not posted to the calendar until Friday morning and the agenda for that meeting still has not been posted on the internet site. Supervisor Laurent stated that Statute requires posting on the bulletin board and on the internet site. It is Supervisor Laurent's opinion that the Executive Committee, when they voted on Friday for this resolution, they were out of order and were not in compliance with open meeting laws. That's why he considers this Resolution we have on the agenda is not in order for the full board today. Also, Supervisor Laurent speaking for himself, such a structural change in government would be something that I would normally discuss with my constituents, I regularly attend town board meetings and village meetings to discuss these matters and frankly there hasn't been time to do that. This is an important subject, and Supervisor Laurent thinks the County Supervisors should have time to discuss it with their constituents. This was seconded by Supervisor Bethke. Chairman Carney asked for any other comments. County Clerk, Windsor stated that the guidance on the closed session was provided to her by the Wisconsin Counties Association Attorney Andy Phillips. The Agenda was sent out to the press, our email notification list and posted on the bulletin board. Discussion took place. Roll call vote was taken with 10 voting yes (Supervisor Bethke, Supervisor Strandberg, Supervisor Boe, Supervisor Beck, Supervisor Anderson, Supervisor Laurent, Supervisor Hoff, Supervisor Peloquin, Supervisor Richardson, and Supervisor Schmidt) and 8 voting No (Supervisor Kunes, Supervisor Hart, Supervisor Pettibone, Supervisor Rolbiecki, Chairman Carney, Supervisor Higgins, Supervisor Gearing-Lancaster and Supervisor Chamberlain). Motion passed to strike the Resolution from the Agenda.

Chairman Carney asked if there were any corrections or additions to the minutes of the previous meeting. Supervisor Peloquin made a motion to approve the minutes. This was seconded by Supervisor Pettibone. Voice vote was taken with 17 voting Aye. Supervisor Laurent abstained since he was not present at the meeting.

RESOLUTION NO. 36-10-2026

RE: **Resolution for Ho-Chunk funds for 2029 Orthoimagery Acquisition.**
Jackson County Zoning and Land Information Committee **Jackson County Executive, Finance and Personnel Committee**

Supervisor Higgins made a motion to adopt this resolution. This was seconded by Supervisor Schmidt. County Surveyor, Cody Brommerich gave an overview of the resolution and was present for questions. Discussion took place. Voice vote was taken with 16 voting Aye and 2 voting No (Supervisor Peloquin and Supervisor Bethke). Motion passed.

RESOLUTION 37-10-2026

RE: Approve Issuance of Tax Deed
Executive & Finance Committee

Supervisor Peloquin made a motion to adopt this resolution. This was seconded by Supervisor Richardson. County Treasurer, Tabitha Chonka-Michaud spoke on the Resolution. Voice vote was taken with 18 voting Aye.

PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH
Executive, Finance and Personnel

Supervisor Rolbiecki made a motion to adopt this proclamation. This was seconded by Supervisor Peloquin. Supervisor Gearing-Lancaster spoke on the Resolution. Voice vote was taken with 18 voting Aye.

Chairman Carney introduced Ken Pearson, Economic Development and Tourism Director, who was present to speak on Bug Tussel. Bug Tussel sent out notice earlier in October that they would not be able to make their principal and interest payments on the first principal and interest payment of October 15, 2026, which they followed through and have not made the payments. We now have 155 days as of October 15, 2026 to start reconciling the reserve funds to make up the payment. In the meantime, the 11 County coalition, which is now expanding, to try to get it to legal recourse with Bug Tussel to make sure that we have our ducks in line to go after Bug Tussel and its parent company Hilbert Communications. Discussion took place.

Supervisor Schmidt spoke regarding County Board meeting times. Supervisor Schmidt would like to have the meetings earlier in the day. Supervisor Kunes pointed out that the public who work during the day would have to leave work to attend the meetings if they were held earlier in the day. Discussion took place. No action was taken.

Supervisor Peloquin made a motion to temporarily suspend the rules and read the following zone petitions only one time. This was seconded by Supervisor Richardson Voice vote was taken with 18 voting Aye.

PETITION #2026-30
TOWN OF ALBION
REPORT OF THE ZONING COMMITTEE

Petition #2026-30 to amend the Jackson County Zoning Ordinance filed by Levi Miller Jr on the 26th day of August, 2026 to change 35.5 Acres of the Official Zoning Map on the following described lands:

On property located in the NE1/4-NW1/4, Section 03, T21N, R05W, Town of Albion, Jackson County, WI; 004-0037.0000. The request is to change 35.35 acres of the C1 (Resource Conservancy) District to the R6 (Rural-Residential) District for single-family residential use.

That the zone change be Approved.

Dated 19th day of October 2026.

Supervisor Peloquin made a motion to accept this zone change. This was seconded by Supervisor Hart. Voice Vote was taken with 18 voting Aye.

PETITION #2026-31
TOWN OF KNAPP
REPORT OF THE ZONING COMMITTEE

Petition #2026-31 to amend the Jackson County Zoning Ordinance filed by Zachary Schwemmer on the 11th day of September, 2026 to change 2.5 Acres of the Official Zoning Map on the following described lands:

On property located in the SE1/4-NW1/4, Section 32, T20N, R01W, Town of Knapp, Jackson County, WI; 028-0502.0000. The request is to change 2.5 acres of the A2 (Forestry and Limited Agriculture) District to the R2 (Residential-Private Water & Septic System) District to propose one new lot for single-family residential use.

That the zone change be Postponed. No representation present.

Dated 19th day of October 2026.

This was postponed at Zoning. No action taken.

PETITION #2026-32
TOWN OF ADAMS
REPORT OF THE ZONING COMMITTEE

Petition #2026-32 to amend the Jackson County Zoning Ordinance filed by Ricky Matalas on the 23rd day of September, 2026 to change 1.51 Acres of the Official Zoning Map on the following described lands:

On property located in the SE1/4-SE1/4, Section 05, T21N, R04W, Town of Adams, Jackson County, WI; 002-0067.0050. The request is to change 1.51 acres of the R2 (Residential-Private Water & Septic System) District to the B2 (Outlying Business) District to operate a small used auto repair & sales shop.

That the zone change be Approved.

Dated 19th day of October 2026.

Supervisor Chamberlain made a motion to accept this zone change. This was seconded by Supervisor Peloquin. Voice Vote was taken with 18 voting Aye.

Supervisor Richardson asked that the acceptance of the Human Resources Director resignation be placed on the November Agenda.

Supervisor Hart made a motion to adjourn. This was seconded by Supervisor Peloquin. Voice vote was taken with 18 voting Aye. Meeting adjourned at 6:09 P.M.

STATE OF WISCONSIN)
)ss
COUNTY OF JACKSON)

I, Melissa Windsor, County Clerk of Jackson County, Wisconsin, do hereby certify that the above is a true and accurate claim for per diem and mileage of the County Board members, and further certify that the above members were present and the record of their presence may be found in the roll call of the proceedings of the Regular Session of the County Board of Supervisors held on October 19, 2026.

Melissa Windsor, County Clerk
Jackson County, Wisconsin
Approved by:
Committee on Approval of Journal
Published in the Banner Journal Nov. 4, 2026.

WNAXLP

STATE OF WISCONSIN, CIRCUIT COURT, JACKSON COUNTY
IN THE MATTER OF THE ESTATE OF
Betty J. Chandler-Anderson

Notice to Creditors (Informal Administration)
Case No.26-PR-40

PLEASE TAKE NOTICE:

1. An application for informal administration was filed.

2. The decedent, with date of birth 6-28-1929 and date of death 8-31-2026, was domiciled in Dallas County, State of Texas, with a mailing address of 5600 N. Shiloh Road, Garland, TX 75044.

3. All interested persons have waived notice.

4. The deadline for filing a claim against the decedent's estate is 01/25/2027.

5. A claim may be filed at the Jackson County Courthouse, 307 Main St., Black River Falls, Wisconsin, Room C207.

Electronically signed by
Beth L. Hammond
Probate Registrar
October 12, 2026

Attorney Dan Arndt
101 W. Oak Street
PO Box 349
Sparta, WI 54656
608-269-1200
Bar No. 1008016
Published in the Banner Journal Oct. 21, 28 and Nov. 4, 2026

WNAXLP

STATE OF WISCONSIN
CIRCUIT COURT
JACKSON COUNTY
PennyMac Loan Services, LLC
Plaintiff,
vs.
Richard Gonzalez, Wendi J. Nichols, Kelly Johnson, John Doe Johnson a/k/a Duane Johnson, Capital One, N.A., Successor by Merger to Discover Bank, Midland Credit Management, Inc and Synchrony Bank
Defendants.

NOTICE OF FORECLOSURE SALE
Case No. 25-CV-000113

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 24, 2026, in the amount of $139,044.85 the Sheriff will sell the described premises at public auction as follows:

TIME: December 8, 2026 at 10:00 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: On the Courthouse steps, Jackson County

DESCRIPTION: Lot 9, except the North Six feet, Block Nineteen, Knapp & Williamson's Plat of the Village (now City) of Black River Falls, Jackson County, Wisconsin.

PROPERTY ADDRESS: 122 S 4th St., Black River Falls, WI 54615

DATED: September 29, 2026

/s/ Duane M. Waldera
Jackson County Sheriff

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.

Published in the Banner Journal Nov. 4, 11 and 18, 2026.

WNAXLP

Notice of Public Sale
EZ Stor Storage is selling property to satisfy a landlord's lien for nonpayment of rent. Sale to be held online at Bid13.com. Facility located at N10477 County Rd K Merrillan, WI 54754. Auction Bidding will close on or after November 23rd 2026 at 10 am. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to the highest bidder. Property includes the contents of spaces of the following tenant(s): All spaces contain household items unless noted.
Mark Miller- Unit: M-62
Catherine V Hansen- Unit: M-49
Published in the Banner Journal Nov. 4 and 11, 2026.

WNAXLP