



STATE OF WISCONSIN,
CIRCUIT COURT, JACKSON COUNTY

IN THE MATTER OF
THE ESTATE OF
James C. Charles Casteel
**Order Setting Time to
Hear Petition for
Administration and
Deadline for Filing
Claims
(Formal
Administration)**

Case No. 2024PR000044
A Petition for Formal
Administration was filed.

THE COURT FINDS:
The decedent, with date
of birth 01-09-1953 and
date of death 10-11-2024
was domiciled in Jackson
County, State of Wisconsin,
with a mailing address of
N3311 Kelly Road, Black
River Falls, WI 54615.

THE COURT ORDERS:
1. The Petition will
be heard at the Jackson
County Courthouse, 307
Main St., Black River Falls,
Wisconsin, Branch II, be-
fore Circuit Court Judge/
Circuit Court Commis-
sioner Daniel Diehn on
February 5, 2025, at 9:15
a.m.

**You do not need to
appear unless you ob-
ject. The petition may
be granted if there is no
objection.**

2. The deadline for filing
a claim against the de-
cedent's estate is March 28,
2025.

3. A claim may be filed
at the Jackson County
Courthouse, 307 Main St.,
Black River Falls, Wiscon-
sin, Room C-207.

4. Heirship will be de-
termined at the hearing on
petition for final judgment.

5. Publication of this
notice is notice to any
persons whose names are
unknown.

If you require reason-
able accommodations due
to a disability to participate
in the court process, please
call 715-284-0286 prior to
the scheduled court date.
Please note that the court
does not provide transpor-
tation.

/s/ Daniel S. Diehn
Circuit Court Judge
Dec. 10, 2024
/s/ Attorney Jack D.
Buswell
101 W. Oak Street,
P.O. Box 349
Sparta, WI 54656
608-269-1200
Bar Number: 1008176
Dec. 10, 2024
Published in the Banner
Journal Dec. 18 and 25,
2024, and Jan. 1, 2025.
WNAXLP

STATE OF WISCONSIN,
CIRCUIT COURT
JACKSON COUNTY
CIVIL DIVISION
FEDERAL HOME LOAN
MORTGAGE CORPO-
RATION, AS TRUSTEE
FOR THE BENEFIT OF
THE FREDDIE MAC SEA-
SONED CREDIT RISK
TRANSFER TRUST, SE-
RIES 2020-2
Plaintiff
DUWAYNE J. LANTZ,
ET.AL.
Defendants.

Case No. 2024CV000012
Case Code No. 30404
Foreclosure of
Mortgage

**NOTICE OF
SHERIFF'S SALE OF
REAL ESTATE**
PLEASE TAKE NO-
TICE, 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 de-
scribed premises at public
auction as follows:

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

TERMS: By bidding at the
Sheriff's Sale, the prospec-
tive 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 encum-
brances; 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 DE-
SCRIPTION;**

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 Coun-
ty, 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 center-
line of a 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 a 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 54741
Christina J. Pross
Attorney for Plaintiff
Marinosci Law Group, P.C.
16535 W. Bluemound Rd.,
Suite 333
Brookfield, WI 53005
Telephone:
(414) 831-9729
Facsimile:
(920) 221-7719
MLGWisconsin-ALL@mlg-
defaultlaw.com

Dated this 4th day of
December, 2024.

By: /s/Duane M.
Waldera,
Jackson County
Sheriff's Department
THIS OFFICE IS A DEBT
COLLECTOR ATTEMPT-
ING TO COLLECT A
DEBT. ANY INFORMA-
TION OBTAINED MAY
BE USED FOR THAT
PURPOSE.

Published in the Banner

Journal Dec.18 and 25,
2024, and Jan. 1, 2025.
WNAXLP

STATE OF WISCONSIN,
CIRCUIT COURT, JACK-
SON COUNTY
IN THE MATTER OF THE
NAME CHANGE OF:
McKenna Joel-Lee Rivers
By (Petitioner) McKenna
Joel-Lee Rivers

**Notice and Order for
Name Change Hearing**
Case No 24CV139
NOTICE IS GIVEN:

A Petition was filed ask-
ing to change the name of
the person listed above:

From: McKenna Joel-
Lee Rivers

To: Cosy Joel-Lee Riv-
ers

Birth Certificate: McK-
enna Joel-Lee Rivers
IT IS ORDERED:

This Petition will be
heard in the Circuit Court
of Jackson Coun- ty, State
of Wisconsin:

Judge's Name: Hon. Anna
L. Becker

Place: Jackson County
Circuit Court, 307 Main
Street, Black River Falls,
WI 54615

Date: January 17, 2025
Time: 9:45 a.m.

If you require reason-
able accommodations due
to a disability to participate
in the court process, please
call 715-284-0250 prior to
the scheduled court date.
Please note that the court
does not provide transpor-
tation.

**IT IS FURTHER OR-
DERED:**

Notice of this hearing
shall be given by publica-
tion as a Class 3 notice for
three (3) weeks in a row
prior to the date of the hear-
ing in the Banner Journal,
a newspaper published in
Jackson County, State of
Wisconsin.

BY THE COURT:
/s/ Anna L. Becker

Judge
Jackson County
Circuit Court
Dec. 12, 2024

Published in the Banner
Journal Dec 25, 2024, and
Jan. 1 and 8, 2025.

WNAXLP

The Common Council
met in special session at
City Hall in the City of Black
River Falls on December
18, 2024 at 6:00 P.M. Al-
derpersons Gearing-Lan-
caster, Ammann, Peloquin,
and Busse were present.
Alderpersons Wussow, E.
Rave, and Dougherty at-
tended remotely via Zoom
meetings. Alderperson M.
Rave was excused. Mayor
J. Eddy presided.

It was moved by Alder-
person Gearing-Lancaster,
seconded by Alderperson
Peloquin, to dispense with
the reading of the minutes
of the December 3, 2024
Common Council meeting
and approve as presented.
Motion carried.

**CITIZENS IN
ATTENDANCE**

There were no citizens in
attendance.

It was moved by Alder-
person Dougherty, sec-
onded by Alderperson
Busse, to place on file the
minutes of the December
5, 2024 Plan Commission
meeting. Motion carried.

It was moved by Alder-
person Busse, seconded
by Alderperson Gearing-
Lancaster, to approve Ap-
plication for Payment #2
from Haas Sons, Inc. in the
amount of \$45,800.55 for
Buchanan Street Project.

Motion carried.

The City Administra-
tor advised the \$80,000
expense for the proposed
Foundation Trail Expansion
Study will be covered with
a TAP grant that will cover
80% or \$68,000 of eligible
expenses and the remain-
ing 20% or \$17,000 will be
covered by a local donor.

It was moved by Alder-
person Ammann, second-
ed by Alderperson Gearing-
Lancaster, to approve the
contract between the City
and the Mississippi River
Regional Planning Com-
mission for the Foundation
Trail Expansion Study. Mo-
tion carried.

It was moved by Alder-
person Gearing-Lancaster,
seconded by Alderperson
E. Rave, to approve vouch-
ers for November 2024
Check #74784 - #74913
totaling \$950,252.68. Mo-
tion carried.

It was moved by Alder-
person Wussow, seconded
by Alderperson Peloquin, to
approve the City Treasur-
er's Report for November
2024. Motion carried.

It was moved by Alder-
person Ammann, second-
ed by Alderperson Gearing-
Lancaster, to approve the
Revenue & Expense
Report for November 2024.
Motion carried.

It was moved by Alder-
person Peloquin, seconded
by Alderperson Dougherty
to adjourn. Motion carried
at 6:30pm.

A. Brad Chown
City Administrator
Published in the Banner
Journal Jan. 1, 2025.
WNAXLP

CAUCUS

TOWN OF IRVING

Caucus will be held on
SATURDAY, JANUARY 18, 2025
at 11:00 AM at the
Irving Town Hall, N3291 Nichols Rd
Black River Falls WI

Paula Proft, Clerk

WNAXLP

TOWN OF FRANKLIN

CAUCUS

BOARD MEETING

will be Wednesday, Jan. 8, 2025
at 6:30 pm at the Franklin Town Hall
to Nominate candidates for Chairman,
Supervisor 1, Supervisor 2 and Treasurer.
The Regular Monthly Meeting will follow the Caucus.

Bree Lien, Clerk

WNAXLP

Medicare fraud
costs BILLION\$
every year.

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For more information
visit www.wisconsinsmp.org

Wisconsin

SMP

Empowering Seniors To
Prevent Healthcare Fraud

NOTICE

TOWN OF BROCKWAY

RESIDENTS

The regular monthly meeting of the Town of Brockway
Board of Supervisors will be held on **Wednesday,**
Jan. 8, 2025 at the Brockway Town Hall.
Regular monthly agenda will be followed.
Time of the meeting will be immediately following
the Sanitary District meeting at 5:45 p.m.

JANN DAHL, CLERK/TREASURER

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