

Seven of Surveys, page 184, Doc. No. 283086, and being a part of Government Lots 5 and 6, Section Eleven, Township Twenty-one North, Range Four West.

Date: July 11, 2025
Time: 11:00 am
With Registration Starting at 10:30 am
Location of Sale: Jackson County Courthouse at 307 Main St, Black River Falls, WI 54615
Minimum Bid: \$123,750.00
Property may be inspected by drive by only.

The property will be offered for sale at public auction and sold to the highest bidder, under the terms and conditions of sale that are set forth below, foreclosing all of the right, title and interest of the defendants.

The successful bidder shall be required to deposit at the time of the sale with the IRS, Property Appraisal and Liquidation Specialist, 20% of the minimum bid with the deposit to be made by money order, certified check, or cashier's check, payable to Clerk of the United States District Court for the Western District of Wisconsin, immediately upon the property being struck off and awarded to the highest and best bidder. Before being permitted to bid at the sale, bidders shall display to the IRS proof that they are able to comply with this requirement. No bids will be received from anyone who has not presented that proof.

The balance of the purchase price for the property shall be paid to the IRS, Property Appraisal and Liquidation Specialist, no later than August 25, 2025, by a money order, certified or cashier's check, payable to the Clerk of the United States District Court for the Western District of Wisconsin. If the successful bidder fails to fulfill this requirement, the deposit shall be forfeited and shall be applied to cover the expenses of the sale, with any amount remaining to be applied to the federal tax liabilities of Reitz. The real property shall be again offered for sale under the terms and conditions of the order of sale, or alternatively, sold to the second highest bidder if the second bid meets at least the minimum bid.

The sale of the property will confirm itself within thirty-five (35) days from the date of sale, unless someone objects to the sale. Upon the confirmation of the sale, the IRS shall execute and deliver a deed conveying the property to the purchaser. On confirmation of the sale, all interests in, liens against, or claims to, the Property that are held or asserted by any parties to this action are discharged and extinguished; the property will be sold without appraisal. The government reserves the right to reject any bids and to withdraw the property from sale. The sale shall be subject to building lines if established, all laws, ordinances, and governmental regulation

(including building and zoning ordinances), affecting the premises, and easements and restrictions of record, if any.

The property is offered for sale "where is" and "as is" and without recourse against the United States of America. The United States makes no guaranty or warranty of condition of the property, or its fitness for any purpose. The United States will not consider any claim for allowance or adjustment or for the rescission of the sale based on failure of the property to comply with any expressed or implied representation.

The sale is ordered under 26 U.S.C. § 7403(c) and 28 U.S.C. §§ 2001, 2002 and 3201(f)(1), and is made without right of redemption.

Important Information
This is not an advertisement of a sale of seized property. This is an information notice only regarding a sale being conducted by the Internal Revenue Service as a result of a Judgment to collect unpaid federal taxes obtained by the Department of Justice.

Additional information can be found at www.irsauctions.gov and/or by calling Shannon Williams, the Property Appraisal and Liquidation Specialist at (414)530-3595.

Published in the Banner Journal June 11, 18, 25 and July 2, 2025.

WNAXLP

MEETING NOTICE

Please take notice that a public hearing will be held before the Plan Commission of the City of Black River Falls on **Wednesday, July 2, 2025 at 5:30 P.M.** at City Hall located at 101 S. Second Street in the City of Black River Falls to hear the petition of Wisconsin Housing Preservation Corp requesting a variance/exception to Section 17.29 of the Code of Ordinances of the City of Black River Falls to allow the construction of a sign in an R-3 Multi-Family Residential District.

Tax Parcel No. 206-1181.0000. – Located at 200 North 14th Street.

The variance/exception would allow Wisconsin Housing Preservation Corp to construct a 67”H x 80”W sign on the property located at 200 N 14th Street.

All interested persons are urged to attend.
Alex B. Chown
City Clerk
City of Black River Falls
Posted: June 11, 2025

Published in the Banner Journal June 18 and 25, 2025.

WNAXLP

NOTICE OF JUDICIAL SALE

Pursuant to Judgment dated March 12, 2025, entered in United States of America v. Anna M. Riezinger-Von Reitz a/k/a Anna Maria Riezinger a/k/a Anna M. Belcher; and James C. Belcher in the United States District Court for the Western District of Wisconsin, in Civil Action No. 3:24-cv-00831-wmc, the United States will offer to sell at public auction vacant land in Black River Falls, WI, and more particularly described as:

Lot 4 of Jackson County Certified Survey Map No. 1615, as recorded in the Officer of Register of Deeds for Jackson County, Wisconsin in Volume

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 2021 and previous years on the following described lands situated in said county and state to wit:	
Last Known Owner:	Phillip Abbott
Parcel Number:	004-0226.0010
Address:	W13146 Petes Rd, Black River Falls, WI 54615
Legal Description:	Part of E 1/2 NW NE Sec 15 T21N R5W in the Town of Albion
Last Known Owner:	Elizabeth Deere
Parcel Number:	022-0012.0005
Address:	W14802 Old Hwy 10 Rd, Fairchild, WI 54741
Legal Description:	1.37 A in SE Corner of SE SW in the Town of Garfield
Last Known Owner:	Stephen Doerr
Parcel Number:	136-0465.0000
Address:	110 S Sechlerville Rd, Hixton, WI 54635
Legal Description:	Lot 3 Blk 18 & N ½ of Vac Alley lying S of Lot 3, Sec 18 T22N R5W SW SE in the Village of Hixton
Last Known Owner:	Hansen, Barbara
Parcel Number:	152-0369.0000 & 152-0370.00000
Address:	301 Wisconsin St, Merrilan, WI 54754
Legal Description:	Pt of OL 67 & OL 68 Merrilan Assess Plat of OL 1919 in the Village of Merrilan
Last Known Owner:	Katheirn Holman
Parcel Number:	030-0607.0025
Address:	W8089 W Clay School Rd, Merrilan, WI 54754
Legal Description:	Pt NW NW, Pt Lot 2 CSM 377, Sec 11 T22N R3W in the Town of Komensky
Last Known Owner:	Nicholas Krpata & Kelly Blang
Parcel Number:	206-1499.0000
Address:	n/a
Legal Description:	N 10' of W 10' of Lot 9, Blk 6, N 10' of Lot 10 Blk 6 Jacob Spauldings First Addn in the City of Black River Falls
Last Known Owner:	John Lachman
Parcel Number:	018-0542.0005, 038-0030.0005 & 038-0033.0000
Address:	N2457 Lee School Rd, Melrose, WI 54642
Legal Description:	SE SW Sec 33 T20N R6W in the Town of Franklin, Lot 5 CSM 4219 NW NE and NE NW Sec 4 T19N R6W in the Town of North Bend
Last Known Owner:	Main Street Auto Repair
Parcel Number:	101-0059.0000
Address:	336 W Main St, Alma Center, WI 54611
Legal Description:	W 12 Rds & 4' of OL 35 1903 Revised Plat in the Village of Alma Center
Last Known Owner:	Juanita Orozco-Roberts & Annie Orozco
Parcel Number:	002-0030.0005 & 002-0317.0005
Address:	N6910 McNulty Rd, Black River Falls, WI 54615
Legal Description:	Part of SW SW, Section 3, T21N, R4W & part of NW NW, Section 10, T21N, R4W in the Town of Adams
Last Known Owner:	Marcie Peterson
Parcel Number:	206-0222.0000
Address:	608 N 10th Pl, Black River Falls, WI 56415
Legal Description:	Lot 2 Gardipee & Homstad Addn in the City of Black River Falls
Last Known Owner:	Thomas Smith
Parcel Number:	022-0086.0005
Address:	W16967 Town Line Rd, Osseo, WI 54758
Legal Description:	Part of the NW NW, Sec 06 T24N R6W in the Town of Garfield
Last Known Owner:	Clifford L & Sadie L Wesho
Parcel Number:	010-0050.0000
Address:	W9017 Bear Trap Ln, Black River Falls, WI 54615
Legal Description:	N 5ac of E 10ac in NW NE nka lots 13 & 14 of CSM 2408 in the Town of Brockway

This publication constitutes notice that if the amount due for non-payment of taxes is not paid within three (3) months of the date of this publication, Jackson County will apply for a tax deed on the above-referenced property. Attempts to contact the owner of record or their mortgage holder 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 ½% penalty as provided by law. Property owners should contact the Jackson County Treasurer's Office at 715-284-0206 before the three (3) month period has expired. Dated at Jackson County, Wisconsin this 11th day of June, 2025.

Tabitha Chonka-Michaud
Jackson County Treasurer
Jackson County, Wisconsin
Published in the Banner Journal June 18 and 25 and July 2, 2025.

WNAXLP

NOTICE OF MEETING
JOINT REVIEW BOARD
TAX INCREMENTAL
DISTRICT #1
VILLAGE OF HIXTON,
WISCONSIN

PLEASE TAKE NOTICE that the Joint Review Board, Tax Incremental District #1, Village of Hixton, Wisconsin, will meet at 9:30 a.m. on the 25th day of June, 2025, at the Hixton Village Hall, 145 East Main Street, Hixton, WI 54635.

The primary purpose of the meeting is to:

1. Review 2023 and 2024 annual reports, performance, and status of Tax Incremental District #1, Village of Hixton, Wisconsin.

Copies of the annual reports will be available for inspection and will be provided upon request from the Village Clerk's Office located at 145 East Main Street, Hixton, WI 54635 during regular office hours. City Clerk telephone number: (715) 963-3732.

JOIN THIS MEETING REMOTELY:

VIDEO: The meeting will also be available to join using our computer, tablet or smartphone (must have camera and microphone) via Teams: <https://tinyurl.com/ycfn8aa4>.

Meeting ID: 241 500 685 033 6

Passcode: nq2V99yi
PHONE: You can also dial in using your phone: +1 (608) 620-7558

Phone conference ID: 457 809 985#

Dated: June 11, 2025

Laurie Mueller
Village Clerk
Village of Hixton
Published: June 18, 2025

WNAXLP

PUBLIC NOTICE is given to all persons in the Village of Hixton that a public hearing will be held on Monday, July 21, 2023 at 5:00 p.m. at the Village of Hixton Municipal Building located at 145 East Main Street, Hixton, WI 54635 to solicit comments on an application to rezone parcels 136-0182.000 and 136-0183.000 on Jackson and Locusts Streets, Hixton, WI wherein the owner is requesting approval to rezone from residential to campground. The application for Rezone is on file in the office of the Village Clerk for copying and/or viewing by any interested party.

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, July 2, 2025 at 5:30 P.M.** at City Hall in the City of Black River Falls to review a proposed Certified Survey Map (CSM) prepared by James R. Osborne on behalf of Robin and Leah Warden for the following described land:

LAND DESCRIBED AS FOLLOWS:

THAT PART OF OUTLOTS 2, 2-A AND 3 OF THE PLAT OF OUTLOTS OF THE CITY OF BLACK RIVER FALLS AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1057 LOCATED IN THE SW ¼ OF THE SW ¼ OF SECTION 15, T21N-R4W; CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

The land is located on Melrose Street and S. 11th Street, and the proposed Certified Survey Map is available at City Hall.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls
Posted: June 10, 2025
Published in the Banner Journal June 18 and 25, 2025.

WNAXLP

NOTICE OF PUBLIC HEARING – REZONE APPLICATION FOR PARCELS 136-0182.0000 and 136-0183.0000, VILLAGE OF HIXTON, WISCONSIN VILLAGE OF HIXTON

described on the attached complaint. If you wish to dispute this matter:

You must appear at the time and place stated.

AND / OR

You must file a written answer and provide a copy to the plaintiff or plaintiff's attorney on or before the date and time stated.

If you do not appear or answer, the plaintiff may win this case and a judgment entered for what the plaintiff is asking.

WHEN TO APPEAR/FILE AN ANSWER
07-07-2025

COMPLAINT Plaintiff's Demand:

The plaintiff states the following claim against the defendant(s):

1. Plaintiff demands judgment for

Claim for Money \$335.08

Return of property (replevin)

Plus interest, costs, attorney fees, if any, and such other relief as the court deems proper.

2. Brief statement of dates and facts:

Brandon was due to return or rent the merchandise listed on 4/25/25. He has failed to do either. We are seeking the return of property, rent owed and legal fees.

/s/ Wyatt Dohrwardt
1520 N. Superior Ave.
Tomah, WI 54660
tomah@lebakkensrto.com
608-374-2533

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WNAXLP

Melrose-Mindoro School District Board of Education Regular Meeting Agenda Monday, June 23, 2025 - 6:15 p.m. Administrative Office

CONVENE

Call meeting to order
Pledge of Allegiance
Public Notice
Approval of the Agenda

DISTRICT ADMINISTRATOR REPORT CONNECTION WITH COMMUNITY

1. Correspondence

2. *Public Comment-Public Comment is governed by Neola Policy #0167.3 and Wisconsin State Statute 19.8. Members of the public may request permission to speak on any item on the agenda for a maximum of three minutes. A form to speak to an agenda item is available by the entrance to the board room. The form must be filled out prior to the start of the meeting. The School Board will listen to the speaker but will not engage in a discussion at this time.*

CONSENT AGENDA ITEMS

1. Minutes from the previous month's Regular Board Meeting

2. Finance Report

a. Review of Expenditures and Receipts through May

b. Approve Necessary Budget Changes

c. Act on Check Summary and Vouchers

d. Cash Flow Report

e. Activity Account Review

3. Personnel Report

a. Resignations

b. Hired Staff

c. Retirement

DISCUSS AND/OR TAKE ACTION

1. Second Reading of Policy 5410-Promotion, Placement & Retention

2. Second Reading of Policy 5411-Third Grade Promotion & Retention-At Risk Students

3. First Reading of Policy 8500-Food Services

4. Early Graduation Request for 2025-2026 School Year

5. Consider School Meal Prices

6. Consider Staff Compensation for 2025-2026 School Year

7. Consider Updates to Employee Handbook

8. Consider Update to Athletic/Activities Handbook

9. Board Development

CLOSED SESSION

The Board will discuss, consider and, if appropriate, take action pursuant to Wis. Stats §19.85(1)(c) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility."

The board, if appropriate, will return to open session following the closed session to take action on the items discussed in the closed session.

ADJOURNMENT

This meeting is a public meeting of the Board of Education for the purpose of conducting the School District's business and is not to be considered a public hearing. There may be a time for public comment during the meeting as indicated in the agenda.

Published in the Banner Journal June 18, 2025.

WNAXLP

MARK'S FIELD CONCESSION STAND

Market & Johnson invites subcontractors interested in bidding work on Mark's Field Concession Stand project, for the City of Black River Falls.

BIDS DUE TO MARKET & JOHNSON Wednesday, June 25, 2025 at 1:00PM

An electronic copy of plans is available by contacting Market & Johnson at 715-834-1213.



Market & Johnson

Adding Value to Everything We Do

2350 Galloway Street, Eau Claire, WI 54703

Phone: 715-834-1213 Fax 715-834-2331

www.market-johnson.com