

Guild Mortgage Company LLC

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Timothy LePage and Jane Doe LePage a/k/a Shelby LePage

Case No. 26-CV-000082

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 13, 2026 in the amount of \$179,601.94 the Sheriff will sell the described premises at public auction as follows:

TIME: July 14, 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 steps of the Sauk County Courthouse, Baraboo, Wisconsin

DESCRIPTION:

Part of Lot one (1), Block three (3), Clark's addition to the City of Reedsburg, Sauk County, Wisconsin, located in section nine (9), Township twelve (12) North, range four (4) East, described as follows: Commencing 55 feet East of the Northwest corner of Lot 1, Block 3, Clark's addition to the city of Reedsburg; Thence South 8 rods; Thence East 55 feet; Thence North 8 rods; Thence West 55 feet to the place of beginning; Except the North 2 rods thereof. Together with an easement for a Joint Driveway, said easement having a width of 5 feet on each side of a line marking the joinder of the above described parcel and the parcel of real estate directly West and adjacent to said parcel. The line shall run from the North line of the parcels back for a distance of 100 feet. The easement granted herein is to be held by the respective parties, Their Heirs and Assigns as appurtenant to the land owned by the respective parties. Tax Parcel #0047-00000

PROPERTY ADDRESS: 337 W Main St Reedsburg, WI 53959-1564

DATED: May 13, 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.