

Guild Mortgage Company LLC

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-000180

Heather Bryona Novinskie a/k/a Heather B. Novinskie and First
National Bank of Omaha

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 17, 2025 in the amount of \$222,731.20 the Sheriff will sell the described premises at public auction as follows:

TIME: January 6, 2026 at 9:00 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 North steps of the Courthouse in the City of Lancaster, Grant County

DESCRIPTION:

Tract 1 A tract of land in the Southwest Quarter (S.W.1/4) of Section Twenty-two (22), Town Two (2) North, Range Two (2) West of the 4th P.M. in the Village of Dickeyville, Grant County, Wisconsin, described as follows, to-wit: Commence at the Northeast corner of the West Half (W.1/2) of the Southwest Quarter (S.W.1/4) of said Section Twenty-two (22); thence West 327.0 feet; thence South 00°24' East 614.7 feet; thence North 71°19' West 141.5 feet; thence South 01°00' West 144.8 feet to the centerline of the concrete pavement of U.S. Highway No. 61; thence along said centerline South 70°53' East 34 feet to the place at beginning; thence continuing along said centerline South 70°53' East 65 feet; thence South 19°07' West 125 feet; thence North 70°53' West 65 feet; thence North 19°07' East 125 feet to the place of beginning. Tract 2 A tract of land in the Southwest Quarter (S.W.1/4) of Section Twenty-two (22), Town Two (2) North, Range Two (2) West of the 4th P.M. in the Village of Dickeyville, Grant County, Wisconsin, described as follows, to-wit: Commence at the Northeast corner of the West Half (W.1/2) of the Southwest Quarter (S.W.1/4) of said Section Twenty-two (22); thence South 00°24' East 614.7 feet; thence North 71°19' West 141.5 feet; thence South 01°00' West 144.8 feet to the centerline of the concrete pavement of U.S. Highway No. 61 which is the place of beginning of the parcel to be described; thence along said centerline South 70°53' East 34 feet; thence South 19°07' West 125 feet; thence North 70°53' West 80 feet; thence North 19°07' East 125 feet to said centerline; thence along said centerline South 70°53' East 46 feet to the place of beginning. Tract 3 A tract of land in the Southwest Quarter (S.W.1/4) of Section Twenty-two (22), Town Two (2) North, Range Two (2) West of the 4th P.M., in the Village of Dickeyville, Grant County, Wisconsin, described as follows, to-wit: Commence at the Northeast corner of the West Half (W.1/2) of the Southwest Quarter (S.W.1/4) of said Section Twenty-two (22); thence West 327.0 feet; thence South 00°24' East 614.7 feet; thence North 71°19' West 141.5 feet; thence South 01°00' West 144.8 feet to the centerline of the concrete pavement of U.S. Highway No. 61; thence along said centerline South 70°53' East 99 feet to the point of beginning; thence continuing along said centerline South 70°53' East 9 feet; thence South 19°07' West 140 feet; thence North 70°53' West 154 feet; thence North 19°07' East 15 feet; thence South 70°53' East 145 feet; thence North 19°07' East 125 feet to the place of beginning.

PROPERTY ADDRESS: 565 W Main St Dickeyville, WI 53808-6844

DATED: October 24, 2025

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.