STATE OF WISCONSIN CIRCUIT COURT DODGE COUNTY

Fairway Independent Mortgage Corporation

Plaintiff, Case No. 2024CV000416

v.

Glenann Yahnke, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 27, 2025 in the amount of $169,829.34, I will sell at public auction, located in the lobby of the Dodge County Sheriff's Office, 124 West Street, Juneau, WI 53039, on

April 22, 2026

At 10:00 AM, all of the following described premises, to wit:

A PART OF OUTLOT 26 OF THE FOURTH WARD, NOW EIGHTH WARD OF THE CITY OF BEAVER DAM. COMMENCING AT A POINT ON THE SOUTH LINE OF OUTLOT 26 OF THE FOURTH WARD, (NOW EIGHTH WARD) OF CITY OF BEAVER DAM, 90 FEET WEST OF SOUTHEAST CORNER OF SAID OUTLOT, THENCE NORTH IN A STRAIGHT LINE 165 FEET TO A POINT IN NORTH LINE OF SAID OUTLOT, 90 FEET WEST OF THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG NORTH LINE 47 FEET, THENCE SOUTH ON A LINE PARALLEL TO EAST LINE OF SAID OUTLOT, 165 FEET TO SOUTH LINE OF SAID OUTLOT, THENCE EAST 47 FEET TO PLACE OF BEGINNING, EXCEPTING THEREFROM THE NORTH 48.50 FEET THEREOF, DODGE COUNTY, WISCONSIN.

Street Address: 204 W. Mackie Street, Beaver Dam, WI 53916
Tax Key No. 206-1214-3334-041

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Dodge County Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

March 4, 2026

Dale Schmidt
Sheriff of Dodge County, Wisconsin

Dale J Sch

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00950
NOTE: This law firm is a debt collector.