

JOHNSON BANK

Plaintiff,

vs.

ROBERT T. KNYPHAUSEN  
JOHN/DANE DOE  
Unknown tenants,  
Defendants.

Case No.: 2025 CV 010  
Case Code: 30404  
Case Type: FORECLOSURE OF  
MORTGAGE

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of and pursuant to a Judgment of Foreclosure entered on July 3, 2025 with a judgment amount of \$52,138.57, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:**

October 15, 2025 at 10:00 a.m.

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Washburn County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check, or certified funds not later than ten days after the court's confirmation of sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.

2. The property is sold "as is" and subject to all legal liens and encumbrances.

3. Upon confirmation of the court, buyer shall pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**Washburn County Courthouse, 10 4<sup>th</sup> Avenue, Shell Lake, WI 54871**PROPERTY DESCRIPTION:**

Lots Eleven (11) and Twelve (12), Block Twenty-four (24),  
ORIGINAL PLAT OF THE VILLAGE OF BIRCHWOOD,  
Washburn County, Wisconsin.

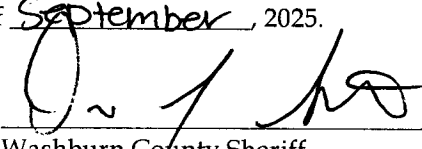
**Tax Key Numbers:**

65-106-2-37-10-25-5; 15-526-644000

**Property Address:**

224 East Cedar Avenue, Birchwood, WI 54817

Dated at Washburn, Wisconsin, this 19<sup>th</sup> day of September, 2025.

  
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Washburn County Sheriff  
Washburn County, Wisconsin

TURKE & STEIL LLP  
By: Michael S. Oellerich  
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Janesville, WI 53545  
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Email: [michaelo@turkelaw.com](mailto:michaelo@turkelaw.com)

*Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.*