

VALLEY COMMUNITIES CREDIT UNION  
Plaintiff,

vs.

Case No. 22-CV-146  
Hon. Todd P. Wolf  
Br. 3

SIMPLY INCREDIBLE FOODS, LLC  
CHRISTINE A. SOHNS  
AKA CHRIS SOHNS  
JAMES SOHNS  
CRANBERRIES LIMITED, INC.  
STATE OF WISCONSIN-  
DEPARTMENT OF REVENUE  
CITY OF MENASHA  
PEOPLES STATE BANK  
WESTHAVEN CONDOMINIUM ASSOCIATION, INC.  
Defendants.

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NOTICE OF FORECLOSURE SALE

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PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on September 19, 2022, in the amount of \$107,437.81, the Sheriff or his Designee will sell the described premises at public auction as follows:

**TIME:** January 4, 2023 at 10:00 a.m.

**PLACE:** in the main lobby of the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, WI 54495



**DESCRIPTION:** The Easterly 40 feet of Lot 7 and all of Lot 8, Block 17, First Addition to the Townsite of the Village of Port Edwards, Wood County, Wisconsin.

Tax Key: 27-00208, 27-00209, 27-00210

**PROPERTY ADDRESS:** 140 Market Ave, Port Edwards, WI 54469

**TERMS:** Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:  
Weld Riley, S.C.  
500 Third Street, Suite 800  
P.O. Box 479  
Wausau, WI 54402-0479  
(715) 852-1866

  
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Sheriff Shawn Becker  
or Designee   
(please print or type name)  
Wood County, Wisconsin