

Connexus Credit Union, as successor in interest to
Bull's Eye Credit Union
Plaintiff,

NOTICE OF FORECLOSURE SALE

v.

Case No. 22CV328
Code No. 30404

Katrina L. Luginbuhl, Unknown Spouse of Katrina L. Luginbuhl, Marlon J. Luginbuhl, Dawn Luginbuhl
Defendants.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on January 19, 2023 in the sum of \$50,286.44, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: December 13, 2023 at 10:00 a.m.

PLACE: At the Front Door of the Wood County Courthouse, 400 Market St, Wisconsin Rapids, WI 54495

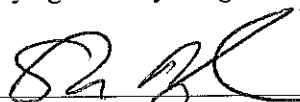
TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Wood County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. 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, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 814 Ranger Road, Wisconsin Rapids, WI 54494

PIN: 1800121G

LEGAL DESCRIPTION: That part of the NW¼ of the NW¼ of Section 7, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, described as follows, to-wit: Commencing at a point 264 feet East of the Southwest corner of said Forty for a point of beginning, thence North, parallel with the West line thereof, 130 feet more or less and to the center line of the highway running in a Northeasterly and Southwesterly direction through said Forty; thence Northerly along the center line of said highway, 266 feet to a point; thence South, parallel with the West line of said Forty, 254 feet more or less to the South line of said Forty; thence West, along the South line of said Forty, 264 feet to the point of beginning, EXCEPTING the highway right-of-way along the Northerly side thereof.

Dated this 23RD day of October, 2023


Shawn Becker, Wood County Sheriff