

Lakeview Loan Servicing, LLC

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-000513

Yia Y. Xiong, Kou Xiong, TVT 2.0, LLC, Beaver Dam Community Hospitals Inc, The United States of America acting by and through the Secretary of Housing and Urban Development, State of Wisconsin, Department of Children and Families and State of Wisconsin, Department of Revenue

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 18, 2025 in the amount of \$261,531.02 the Sheriff will sell the described premises at public auction as follows:

TIME: January 7, 2026 at 10:00 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: At the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wood County

DESCRIPTION: PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) EAST, TOWN OF SENECA, WOOD COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 2 AND 11; GO THENCE EAST 66 FEET TO A PIPE; THENCE SOUTH 184.5 FEET TO THE SOUTHERLY LINE OF A ROAD DESIGNATED STATE HIGHWAY 13 AND 73; THENCE SOUTH 36° EAST ALONG THE SOUTH LINE OF SAID HIGHWAY 13 AND 73, 1028.5 FEET FOR A STARTING POINT; THENCE CONTINUE 264 FEET; THENCE AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE OF SAID HIGHWAY, 1010 FEET TO THE QUARTER LINE OF SAID SECTION 11; THENCE NORTHERLY ALONG THE SAID QUARTER LINE 330 FEET; THENCE NORTHEASTERLY 821 FEET TO THE POINT OF BEGINNING, EXCEPT PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 6522 RECORDED IN VOLUME 22 OF SURVEY MAPS ON PAGE 222 AS DOC NO. 827960, FOR A POINT OF BEGINNING, THENCE SOUTH 53°27'39" WEST, 200 FEET, MORE OR LESS, TO THE SOUTHWESTERLY EDGE OF A CONCRETE SLAB AS NOW EXISTS; THENCE SOUTH 36°38'13" EAST, 3.5 FEET; THENCE NORTH 53°27'39" EAST, 200 FEET, MORE OR LESS, THENCE NORTH 36°38'13" WEST TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 3099 State Highway 73 Wisconsin Rapids, WI 54495-8832

DATED: October 20, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Shawn Becker
Wood County Sheriff

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.