

STATE OF WISCONSIN
CIRCUIT COURT
LA CROSSE COUNTY

WAUMANDEE STATE BANK,
Plaintiff

NOTICE OF SHERIFF'S SALE

v.

Case No. 22-CV-566

TIMOTHY J. KIRCHNER,
COURTNEY A. KIRCHNER,
GUNDERSEN LUTHERAN HEALTH SYSTEM, INC., and
MAYO CLINIC HEALTH SYSTEM – FRANCISCAN MEDICAL CENTER, INC.
Defendants.

By virtue of and pursuant to a JUDGMENT OF FORECLOSURE entered in the above entitled action on the 20th day of July, 2023, I will sell at public auction at the front entrance of the Courthouse in the City of La Crosse, La Crosse County, Wisconsin, on the 28th day of May, 2024, at 10:00 a.m., all of the following described real estate located in La Crosse County, Wisconsin, to-wit:

Part of the SW ¼ of the SE ¼ of Section 10, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of the NW ¼ of the SE ¼ of said Section 10; thence North on the East line of said NW ¼ of the SE ¼, 18 feet to the telephone line; thence North 86° 00' West along the telephone line 1085.4 feet; thence South 35°45' East 79 feet to the intersection of the Southerly line of Cedar Drive and the Northeasterly line of Hagen Road and the point of beginning of this description; thence continuing South 35°45' East along said Northeasterly line 149 feet; thence South 84°05' East 214.9 feet to the Southwesterly line of Birchview Drive; thence North 30°00' West along said Southwesterly line 108.4 feet to the Southerly line of Cedar Road; thence North 78°40' West along said Southerly line 251.2 feet to the point of beginning.

Part of the SW ¼ of the SE ¼ of Section 10, Township 15 North, Range 7 West, Town of Shelby, LaCrosse County, Wisconsin, described as follows: Commencing at the Northwest corner of the SE ¼ of Section 10; thence South along the West boundary line of said SE ¼ for a distance of 315 feet; thence East 29 feet to a point on Hagen Road; thence South 18°00' East 343.22 feet; thence South 01°20' West 474.70 feet; thence South 32° 40' East 171.89 feet; thence South 29° 40' East 212.38 feet; thence North 59°45' 50" East 39.35 feet to an iron pipe for the point of beginning of this description; thence South 75°42'10" East 214.69 feet to an iron pipe; thence North 83° 11' 45" West 193.57 feet; thence North 27° 45'45" West 34.00 feet to the point of beginning.

Tax Parcel No. 11-672-5

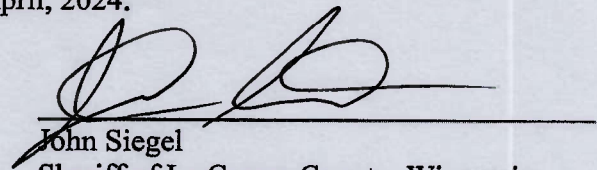
Property address: W5897 Cedar Road, La Crosse, WI 54601

TERMS OF SALE: Cash.

DOWN PAYMENT: 10% of the successful bid paid on date of sale in cash, money order or by FDIC bank certified check and balance is due in full on date of confirmation of sheriff's sale.

The purchaser shall assume all unpaid real estate taxes. The purchaser shall be responsible for the Wisconsin transfer fee and recording fees. Title will transfer by Sheriff's Deed, without any warranties, expressed or implied.

Dated at La Crosse, Wisconsin, this 10th day of April, 2024.



John Siegel
Sheriff of La Crosse County, Wisconsin

KOSTNER, KOSLO & BROVOLD LLC
Attorney Karina O'Brien
108 West Main Street
Arcadia, WI 54612
608-323-3351
Plaintiff's Attorneys