

ALTRA FEDERAL CREDIT UNION,

Plaintiff,

vs.

ASHLEY A. THIMIS,

Defendant.

NOTICE OF SHERIFF'S SALE

Case No. 2025CV587

RECEIVED
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LA CROSSE COUNTY SHERIFF'S OFFICE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 6, 2026 in the amount of **\$253,671.64**, the Sheriff will sell all of the following described premises at public auction as follows:

DATE/TIME:

November 12, 2026 at 10:00 AM

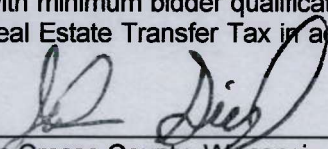
PLACE:

Courthouse and Law Enforcement Center (center hallway)
333 Vine Street
La Crosse, WI 54601

LEGAL DESCRIPTION: Part of the SE 1/4 of the NW 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the quarter stone at the Northeast corner of the NE 1/4 of said NW 1/4; thence South along the East line of said NW 1/4, 1,902.7 feet; thence West 33 feet to the West line of Losey Boulevard South, and the point of beginning of this description: Thence continuing West 154 feet; thence South 75 feet; thence East 154 feet to said West line of Losey Boulevard; thence North along said West line 75 feet to the point of beginning.

STREET ADDRESS: 3108 Losey Blvd S, La Crosse WI 54601**TAX PARCEL NO.** 17-50315-020

TERMS OF SALE: 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 (10) days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances with no representations or warranties being made. The purchaser shall pay all costs of sale as well as any unpaid real estate taxes and special assessments. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stats. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to purchase price.

Dated: 10/8/26

Sheriff of La Crosse County, Wisconsin

Brandon J. Prinsen, SBN 1065849
Johns, Flaherty & Collins, S.C.
Attorneys for Plaintiff
205 5th Avenue South, Suite 600
La Crosse, WI 54601
(608) 784-5678

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Johns, Flaherty & Collins, S.C. is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose. If you have previously received a Chapter 7 Discharge in Bankruptcy, this communication should not be construed as an attempt to hold you personally liable for the debt.