

ALTRA FEDERAL CREDIT UNION,

Plaintiff,

vs.

PHILIP MULLEN,

Defendant.

NOTICE OF SHERIFF'S SALE

Case No. 2025CV614

RECEIVED
OCT 01 2026

LA CROSSE COUNTY SHERIFF'S OFFICE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 20, 2026 in the amount of \$129,304.10, the Sheriff will sell all of the following described premises at public auction as follows:

DATE/TIME:

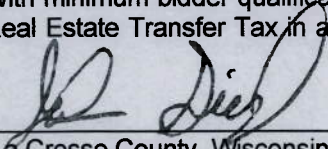
November 4, 2026 at 10:00 AM

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

LEGAL DESCRIPTION: Lot 6, EXCEPT the South 10 feet thereof, in Block 7 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT that part of said Lot 6 in Block 7 of Northern Addition to the Village of La Crosse, lying within the following described traverse: Commencing at the Northwest corner of Section 29, Township 16 North, Range 7 West; thence North 68° 43' 16" East, 508.76 feet; thence North 69° 01' 41" West, 197.05 feet; thence North 71° 40' 13" East, 15.10 feet; thence North 36° 31' 43" East, 26.45 feet; thence North 01° 01' 50" East, 22.97 feet; thence North 27° 34' 13" East 6.60 feet; thence North 01° 02' 03" East, 114.70 feet to the point of beginning of this EXCEPTION: Thence North 00° 39' 40" East, 72.65 feet; thence North 02° 57' 13" East, 50.09 feet; thence North 56° 05' 45" East, 101.60 feet; thence South 00° 43' 53" East, 229.50 feet; thence North 61° 03' 30" West, 103.62 feet to the point of beginning of this EXCEPTION.

STREET ADDRESS: 1328 Rose St, La Crosse, WI 54603 **TAX PARCEL NO.** 17-10076-060

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: 10/11/2026

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.