

STATE OF WISCONSIN CIRCUIT COURT SAUK COUNTY

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Connexus Credit Union, in successor in interest to  
Heritage Credit union

Plaintiff

v.

Troy W. Mellum, Christan R. Mellum  
Department of Revenue and Portfolio Recovery Associates, LLC

Defendant.

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**NOTICE OF FORECLOSURE SALE**

Case No. 23CV103

Code No. 30404

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on June 19, 2023 in the sum of \$81,836.14, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: August 6, 2024 at 10:00 a.m.

PLACE: On the steps of the Sauk County Courthouse, 515 Oak Street, Baraboo, WI 53913

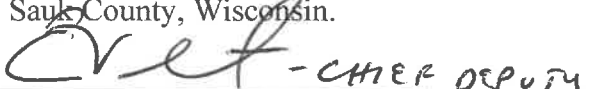
TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Sauk County Clerk of Courts; balance of sale price is due in full 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: 403 Washington Avenue, Sauk City, WI 53583

PIN: 0461-00000

LEGAL DESCRIPTION: Lot 2, Certified Survey Map No. 3435, recorded in Volume 17 of Certified Survey Maps, Page 3435, as Document No. 637798, in the Village of Sauk City, Sauk County, Wisconsin.

Dated this 25<sup>th</sup> day of June, 2024

  
Sauk County Sheriff - Designee  
Eric VanDenHeuvel

Prepared by: Justin J. Bates, Esq.  
Bates Legal Group, LLC State Bar No. 1066128  
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715-843-5599

Bid Information can be found on [bateslegalgroup.com](http://bateslegalgroup.com)