

Holly R. Tanner, Clerk
Crawford County, Wis.

APR 07 2026

Clerk of Circuit Court Office
FILED

STATE OF WISCONSIN

CIRCUIT COURT

CRAWFORD COUNTY

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

Case No. 2024CV000086

JAMES KOPPEN; SARAH KOPPEN;
PRAIRIE DU CHIEN MEMORIAL HOSPITAL ASSOCIATION;
CRAWFORD COUNTY CLERK OF COURTS; TRI-STATE
REGIONAL AMBULANCE INC; and SECRETARY OF
HOUSING AND URBAN DEVELOPMENT,

Defendants,

JOHN DOE, the unknown spouse of SARAH KOPPEN,

Added Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 12, 2025 in the amount of \$121,017.55, the Sheriff will sell the described premises at public auction as follows:

TIME:

April 30, 2026 at 9:30 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 Court's (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. The buyer to pay applicable Wisconsin Real Estate Transfer Fee upon confirmation of the sale by the Court.

PLACE:

West Entrance steps of the Crawford County Courthouse located at 220 N. Beaumont Road, Praire du Chien, WI 53821.

DESCRIPTION:

PARCEL I:

LOT NUMBER TWENTY NINE (29) IN BLOCK NUMBER ELEVEN (11) ACCORDING TO THE UNION PLAT OF PRAIRIE DU CHIEN; ALSO A STRIP OR PIECE OF LAND OFF FROM THE SOUTH SIDE OF LOT NUMBER TWENTY EIGHT (28) IN SAID BLOCK NUMBER ELEVEN (11), NINE (9) FEET WIDE ON THE EAST LINE OF SAID LOT ON CHURCH STREET, AND THREE (3) FEET AND SIX (6) INCHES WIDE ON THE WEST SIDE OF SAID LOT NUMBER TWENTY EIGHT (28), ON A STRAIGHT LINE FROM ONE POINT TO THE OTHER, AND ALSO A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER TWENTY NINE (29) IN BLOCK NUMBER ELEVEN (11) ACCORDING TO THE UNION PLAT OF PRAIRIE DU CHIEN, THENCE NORTH TO THE NORTHWEST CORNER OF LOT NUMBER TWENTY EIGHT (28) IN SAID BLOCK THENCE WEST TO THE EAST LINE OF THAT CERTAIN LOT OR PIECE OF LAND IN SAID BLOCK KNOWN AS THE OLD RAFFAUF LOT, FORMERLY OCCUPIED BY JACOB RAFFAUF AND FAMILY, THENCE SOUTH TO A POINT OPPOSITE THE SOUTHWEST CORNER OF SAID LOT TWENTY NINE (29), THENCE EAST TO THE PLACE OF BEGINNING; ALSO THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER TWENTY EIGHT (28) OF BLOCK NUMBER ELEVEN (11) ACCORDING TO THE UNION PLAT OF PRAIRIE DU CHIEN; THENCE NORTHERLY ON A

LINE PARALLEL WITH CHURCH STREET TEN (10) FEET, THENCE WESTERLY ON A LINE PARALLEL WITH WASHINGTON AVENUE, ABOUT ONE HUNDRED FIFTY (150) FEET TO THE EAST LINE OF THE OLD RAFFAUF LOT, THENCE SOUTHERLY PARALLEL WITH CHURCH STREET TEN (10) FEET, THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING, ALL ACCORDING TO THE UNION PLAT OF THE CITY OF PRAIRIE DU CHIEN, EXCEPTING THEREFROM, A PARCEL CONVEYED TO CHARLES C. STRAM AND ROSELYN J. STRAM BY WARRANTY DEED DATED JULY 15, 1965 AND RECORDED JANUARY 18, 1966 IN VOLUME 230 OF DEEDS AT PAGE 524 AS DOCUMENT NO. 165100 IN THE OFFICE OF REGISTER OF DEEDS FOR CRAWFORD COUNTY, WI AND FURTHER EXCEPTING THEREFROM, PARCEL CONVEYED TO JEFF P. BRINCKMAN BY QUIT CLAIM DEED DATED JANUARY 1, 1999 AND RECORDED JANUARY 4, 1999 IN VOLUME 641 OF DEEDS AT PAGE 211 AS DOCUMENT NO. 260473 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CRAWFORD COUNTY, WI.

PARCEL II:

BEGINNING AT A POINT NINE FEET NORTH OF THE NORTHEAST CORNER OF LOT 29, IN BLOCK 11, UNION PLAT OF PRAIRIE DU CHIEN, AND THEN PROCEEDING IN A STRAIGHT LINE PERPENDICULAR TO BEAUMONT ROAD BEARING 89 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 246.37 FEET, TO THE EAST LINE OF THE OLD RAFFAUF LOT, THENCE SOUTH 21.71 FEET ALONG THE EAST LINE OF THE OLD RAFFAUF LOT, THENCE 85 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 146.45 FEET AND CONTINUING EASTERLY AN ADDITIONAL 100.53 FEET BEARING 82 DEGREES 26 MINUTES 50 SECONDS EAST TO THE POINT OF BEGINNING. TITLE TO SAID PREMISES IS DERIVED FROM JUDGMENT OF ADVERSE POSSESSION DATED MAY 14, 1999, CRAWFORD COUNTY CIRCUIT COURT CASE NUMBER 99-CV-1, AND RECORDED MAY 14, 1999 IN VOLUME 649 OF DEEDS AT PAGE 26 AS DOCUMENT NO. 261977 IN THE OFFICE OF REGISTER OF DEEDS FOR CRAWFORD COUNTY, WISCONSIN.

PROPERTY ADDRESS:

313 N. Beaumont Rd., Prairie du Chien, WI 53821.

TAX PARCEL NO.:

Tax Key Number: 271-1029-0000.

Dale O. McCullick

Dale McCullick, Sheriff
Crawford County, WI

Velnetske Law Offices, LLC
Attorneys for Plaintiff
212 N. Green Bay Road, Suite 101
Thiensville, WI 53092
Phone: (262) 241-9339

Velnetske Law Offices, LLC 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.