COPY

STATE OF WISCONSIN CIRCUIT COURT BROWN COUNTY

CAPITAL CREDIT UNION,

Plaintiff

v.

JOSEPH A. RUTTNER, et al.,

Defendant.

NOTICE OF SHERIFF'S SALE

Case No. **26 CV 260**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 8, 2026, in the amount of $65,069.56, as to the property located at 319 Green Bay Road, Denmark, Wisconsin, the Sheriff will sell the described premises at public auction as follows:

DATE / TIME: **November 25, 2026, at 10:00 a.m.**

TERMS:

1. 10% down in cash, cashier's check or certified funds, payable to the clerk of courts at the time of sale (personal checks cannot and will not be accepted); balance due within ten (10) days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to Plaintiff;
2. Sold "as is" and subject to all legal liens and encumbrances;
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax *in addition to the purchase price.*

PLACE: Brown County Sheriff's Office, 2684 Development Drive, Green Bay, WI

DESCRIPTION / PARCEL #:

The West 50 feet of Lot D, according to the recorded Plat of Pleasant Hill Addition, in the Village of Denmark, Brown County, Wisconsin.

Parcel ID No. VD-354

PROPERTY ADDRESS:

319 Green Bay Road, Denmark, WI

DATE: _____, 2026.

/S/

John Rousseau, Chief Deputy

Plaintiff's Attorney:
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