

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WISCONSIN

UNITED STATES OF AMERICA,

Plaintiff,

v.

Case No. 17-cv-512-wmc

SUGAR MOUNTAIN FARM, LLC,
JOSHUA J. STAUM, and
DEBORAH J. ECKLUND,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure and Sale entered in the above action on December 21, 2017, the United States Marshal for the Western District of Wisconsin will sell at public auction at the East steps of the Vernon County Courthouse, Viroqua, Wisconsin, on Monday, March 5, 2018, at 10:00 a.m., (or if the Marshal is unavoidably detained, the sale will be held immediately upon his/her arrival) the real estate and mortgaged premises directed by said judgment to be sold, described below:

All that part of the East 1/2 of the SE 1/4 of Section 33,
Township 13 North, Range 3 West, Town of Webster,
Vernon County, Wisconsin, lying South of highway.

TERMS OF SALE:

The United States Marshal must accept from the successful bidder at the sale as a deposit or down payment on the premises a sum of not less than 10 percent of the

purchase price. Payment of such amount may be made by money order or cashier's check made out to United States Marshal Service. **NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED.**

The entire successful bid price must be paid by cashier's or certified check to the United States Marshal, Western District of Wisconsin, 120 North Henry Street, Room 440, Madison, WI 53703, within 30 days of the sale or the sale will be disapproved and the earnest money forfeited.

Upon payment of the entire successful bid price and confirmation of the sale by the Court, the purchaser shall receive a deed to the property.

All right, title, and interest in any crops being raised on the premises will be the property of the purchaser upon possession of the deed to the property.

All subject to accrued and accruing real estate taxes and existing real estate tax liens of record. It is the responsibility of any potential purchaser to contact the local taxing authority to determine whether any real estate taxes are owed on the property.

All subject to existing highways, recorded easements and recorded restrictions, if any.

There are no warranties of title.

Dated this 12th day of January, 2018.

DALLAS S. NEVILLE
United States Marshal
Western District of Wisconsin

s/ Barbara L. Oswald
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