

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

VERNON COUNTY

ASSOCIATED BANK, N.A.

Plaintiff,

vs.

Case No. 17-CV-137

Foreclosure of mortgage/30404

THOMAS J. RYNES;
KAREN L. RYNES, et al.;

Defendants.

NOTICE OF REAL ESTATE FORECLOSURE SALE

PLEASE TAKE NOTICE that, by virtue of a Judgment of Foreclosure entered in the above-entitled action on December 7, 2017, in the amount of \$84,632.75, the undersigned Sheriff will sell at public auction at the East Entrance of the Courthouse, Vernon County Courthouse, 400 Court House Square St. 115, Viroqua, WI 54665-1553, on **March 19, 2018, at 9:00AM**, the following real estate and mortgaged premises directed by said Judgment to be sold, to-wit:

Legal description: SEE THE ATTACHED RIDER

Address of property: 510 South Maiben Street, Reedstown, WI 54652

Terms of Sale: 10% down in cash or certified funds (**no** personal checks) at sale, the balance due within 10 days of confirmation. Buyer to pay applicable Wisconsin Real Estate Transfer Tax upon confirmation of the Court. Said real estate is sold as is and subject to all liens and encumbrances.

/S/ _____
John B. Spears
Vernon County Sheriff

STUPAR, SCHUSTER & BARTELL, S.C.
By: Andrew R. Helminiak
Attorneys for Plaintiff
633 West Wisconsin Avenue, Suite 1800
Milwaukee, WI 53203
(414) 271-8833

**ATTACHED RIDER
CASE NO. 17-CV-137**

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 11 North, Range 3 West, Village of Readstown, Vernon County, Wisconsin, described as follows:

Beginning at a point 3 rods East of the Southeast corner of Block 5, Village of Readstown, Wisconsin, East side of Kickapoo River; thence East 8 rods; thence North 16 rods; thence West 8 rods; thence South 16 rods to the place of beginning. (Being a part of Outlot 83, Assessor's Plat - Readstown, Section 8, Township 11 North, Range 3 West, an unrecorded plat.)

EXCEPT the following (2) parcels:

1) 4 rods off the North end.

2) Beginning at a point 3 rods East of the Southeast corner of Block 5, Village of Readstown, Wisconsin, East of the Kickapoo River; thence East 8 rods; thence North 6.5 rods; thence West 8 rods; thence South 6.5 rods to the place of beginning.

FOR INFORMATION PURPOSES ONLY:

Address: 510 S. Mabien Street, Readstown, WI 54652

Tax Key No.: 176-00143-0000