

STATE OF WISCONSIN : CIRCUIT COURT : VERNON COUNTY

UNITED STATES OF AMERICA, ACTING  
THROUGH RURAL HOUSING SERVICE  
(RHS), SUCCESSOR IN INTEREST TO THE  
FARMERS HOME ADMINISTRATION,

CASE NO.: 17-CV-116  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ARLEAN M. KNIGHT, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 12/27/2017, in the amount of \$102,984.86, I will sell at public auction at the East entrance of Courthouse, 400 Courthouse Square, Viroqua, Wisconsin 54665, City/Village/Town of Viroqua, County of VERNON, State of Wisconsin on 5/7/2018, at 9:00 A.M. all of the following described mortgaged premises, to wit:

Part of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty (30), Township Thirteen (13) North, Range Four (4) West, Town of Viroqua, Vernon County, Wisconsin, described as follows:

Commencing at the Northeast corner of Northwest One-quarter (1/4) of the Southeast One-quarter (1/4); thence West along the North line thereof, 224 feet to the point of beginning; Thence continuing West along said North line 106 feet to the West line of the East 10 acres of said Northwest One-quarter (1/4) of the Southeast One-quarter (1/4); thence South along said West line 411 feet; thence East parallel with the North line of said Northwest One-quarter (1/4) of the Southeast One-quarter (1/4), 106 feet; thence North parallel with the West line of said East 10 acres, 411 feet to the point of beginning.

The above property is located at: E7177 AIRPORT ROAD, VIROQUA, WI, 54665

Tax Key No.: 036 00847 0000

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 6<sup>th</sup> day of April, 2018, at Viroqua, Wisconsin.

  
John B. Spears

SHERIFF OF VERNON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

**Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.**