

Embrace Home Loans, Inc.

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 17-CV-000121

Joni L. Larson and Rick L. Larson a/k/a Rick Larson

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 29, 2018 in the amount of \$184,458.89 the Sheriff will sell the described premises at public auction as follows:

TIME: May 7, 2018 at 9:00 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 courts (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.

PLACE: East steps of Vernon County Courthouse, City of Viroqua, Vernon County.

DESCRIPTION: See Attachment

PROPERTY ADDRESS: S3745 Bakkom Rd Viroqua, WI 54665-8150

TAX ID: 036-00595-0000

DATED: February 28, 2018

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

John B. Spears
Vernon County Sheriff

Gray & Associates, L.L.P. 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.

DESCRIPTION:

A parcel of land located in part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 13 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the North quarter corner of Section 21; thence South 88 degrees 07 minutes 20 seconds East along the North line thereof, 568.84 feet; thence South 00 degrees 26 minutes 15 seconds East, 340.00 feet to the point of beginning; thence South 88 degrees 59 minutes 10 seconds East, 435.20 feet to the centerline of a Town Road; thence South 02 degrees 54 minutes 27 seconds East along said centerline 210.59 feet; thence along the arc of a 477.46 foot radius curve concave to the West, the chord of which bears South 01 degrees 14 minutes 33 seconds East and measures 44.57 feet, thence North 89 degrees 39 minutes 55 seconds West, 444.02 feet, thence North 00 degrees 26 minutes 15 seconds West, 260.00 feet to the point of beginning. Bearings are based on the assumption the Quarter line bears North 00 degrees 26 minutes 15 seconds West. AND a parcel of land located in part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 13 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the North quarter corner of Section 21; thence South 88 degrees 07 minutes 20 seconds East along the North line thereof, 568.84 feet; thence South 00 degrees 26 minutes 15 seconds East, 340.00 feet; thence South 88 degrees 59 minutes 10 seconds East, 435.20 feet to the centerline of a Town Road; thence South 02 degrees 54 minutes 27 seconds East along said centerline, 210.59 feet; thence along the arc of a 477.46 foot radius curve concave to the West, the chord of which bears South 01 degree 14 minutes 33 seconds East and measures 44.57 feet to the Southeast corner of a parcel of land described in Document No. 464421, being the point of beginning. Thence continuing along the centerline of said Town Road, 24.54 feet more or less to the Northeast corner of a parcel of land described in Volume 397 of Records on Page 15 as Document No. 343736; thence North 89 degrees 39 minutes 55 seconds West, 444.02 feet to the Northwest corner of said parcel described in Document No. 343736; thence North 00 degrees 26 minutes 15 seconds East, 24.54 feet more or less to the Southwest corner of a parcel of land described in Document No. 464421; thence North 89 degrees 39 minutes 55 seconds East, 444.02 feet to the point of beginning, being the Southeast corner of the parcel of land described in Document No. 464421. (Bearings are based on the assumption the Quarter line bears North 00 degrees 26 minutes 15 seconds West). AND a parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 21, Township 13 North, Range 4 West, Town of Viroqua, Vernon County, Wisconsin; bounded and described as follows: Commencing at the North One-Quarter corner of said Section 21; thence South 07° 17' 43" East, 24.49 feet to a 1" Iron pipe; thence South 87° 48' 09" East, 568.88 feet; thence South 00° 08' 29" East, 600.00 feet, to the point of beginning; thence South 89° 22' 09" East, 439.46 feet, to the centerline of a Town Road; thence South 02° 03' 38" West, 55.27 feet, along said centerline; thence North 92° 10' 53" West, 441.55 feet, to the point of beginning.