

J.P. Morgan Mortgage Acquisition Corp.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 16CV89

vs.

Jennifer J. Klar, John A. Klar,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 17, 2017, in the amount of \$134,595.54, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: July 30, 2018 at 9:00AM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is 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:

on the East Steps of the Vernon County Courthouse 400 Courthouse Square, Viroqua, Wisconsin 54665

Property description:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 33, Township 13 North, Range 5 West, Town of Jefferson, Vernon County, Wisconsin the boundary of which is described as follows: Beginning at the West 1/4 corner of Section 33; thence North 89 degrees 36 minutes 30 seconds East along the North line of the SW 1/4, 677.12 feet; thence South 11 degrees 32 minutes 15 seconds East 364.23 feet to the centerline of STH 56; thence along said centerline, 138.40 feet along the arc of 1000.00 radius curve concave to the North, the long chord of which bears south 82 degrees 07 minutes 48 seconds West 138.29 feet; thence South 88 degrees 05 minutes 41 seconds West along said centerline, 437.29 feet; thence along said centerline 171.77 feet along the arc of 1400.00 foot radius curve concave to the North, the long chord of which bears South 89 degrees 36 minutes 35 seconds West, 171.66 feet to the West line of the SW 1/4; thence North 00 degrees 43 minutes 03 seconds West along the West line of the SW 1/4, 402.15 feet to the point of beginning. EXCEPT lands sold, taken or used for highway purposes.

Tax Key No: 024-01129-0000

Property Address: E5322A State Hwy 56, Viroqua, WI 54665

Randall S. Miller & Associates, LLC
Attorney for Plaintiff

120 North LaSalle Street
Suite 1140
Chicago, IL 60602
(414) 937-5992

Dated this _____ day of _____, 2018

/s/ John B. Spears (mcp)
6/26/18
Vernon County Sheriff

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.