
FARMERS STATE BANK,

Plaintiff,

NOTICE OF SHERIFF'S SALE

Case No. 16-CV-135

vs.

DAVID D. MICK and KAY L. MICK,
HILLSBORO FARMERS CO-OPERATIVE
WAREHOUSE,
BINDL BAUER LIMESTONE OF
SPRING GREEN INC.,
CHANNEL BIO CORP.,
CAPITAL ONE BANK USA NA,
PHI FINANCIAL SERVICES INC.,
SHARON S. KERRICK,
THE KRAEMER COMPANY LLC,
-and- JAMES D. PIEPER and STACI J. PIEPER,

Replevin - 30304
Foreclosure of Mortgage - 30404
Money Judgment – 30301

Defendants.

PLEASE TAKE NOTICE, that by virtue of a Default Judgment for Foreclosure and Sale entered February 20, 2017, the undersigned Sheriff of Vernon County, Wisconsin will sell at public auction, in the East Entrance of the Vernon Courthouse at 400 Courthouse Square, Viroqua, Wisconsin on **Monday, August 28, 2017**, at 9:00 a.m. in the forenoon of that day, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

PARCEL I:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 5 of W.A. Lewis Addition to the Village of LaFarge, Vernon County, Wisconsin, previously described as Block 5 of W.A. Lewis Addition to the Village of LaFarge, Vernon County, Wisconsin, EXCEPT Lots 1 and 2 in Block 5 of W.A. Lewis Addition to the Village of LaFarge, Vernon County, Wisconsin. **(PIN: 146-00315-0000);**

PARCEL II:

Lots 4, 5, 6 and 7 of A.W. DeJean's Addition to the Village of LaFarge, Vernon County, Wisconsin. **(PIN: 146-00155-0000) (Address: 201 S. Mill Street, La Farge, WI 54639);**

PARCEL III:

The East 1/2 of the West 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, and that part of the NE 1/4 of the SW 1/4 of Section 28, Township 13 North, Range 2 West, described as follows: Commencing 330 feet (20 rods) East of the Northwest corner of said NE 1/4 of the SW 1/4; thence East 330 feet (20 rods); thence South 66 feet (4 rods) to the center of the highway; thence West 330 feet (20 rods); thence North 132 feet (8 rods) to the point of beginning, and a part of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, described as follows: Beginning at the Northwest corner of said East 1/2 of the SE 1/4 of the NW 1/4; thence South 1,320 feet (80 rods); thence east along the South line of said SE 1/4 of the NW 1/4 and the North boundary of State Trunk Highway 82, 165 feet (10 rods); thence North 1,320 feet, more or less, to the North line of said SE 1/4 of the NW 1/4; thence West on said North line 165 feet (10 rods) to the point of beginning, all being in the Village of La Farge, Vernon County, Wisconsin, Said Parcel includes Lot 1 of Vernon County Certified Survey Map No. 476, filed on September 20, 2004 in Volume 7 of Certified Survey Maps, Pages 216 and 217, as Document No. 417922. Together with an easement for ingress and egress as created in Warranty Deed dated April 8, 2002 in Volume 559 of Records, Page 507, as Document No. 395571, EXCEPT the following (6) parcels:

(1) Part of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, Village of La Farge, Vernon County, Wisconsin, lying South of the following described line: Commencing at the West 1/4 corner of said Section 28; thence North 00° 34' 21" West 1,318.99 feet along the West line of the NW 1/4 of Section 28; thence South 89° 46' 45" East 1,938.06 feet along the North line of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of said Section 28; thence South 00° 51' 41" East 991.66 feet to the point of beginning of said line: Thence North 90° 00' 00" West 323.82 feet to the point of termination of said line.

(2) That part of the East 1/2 of the West 1/2 of the NE 1/4 of the SW 1/4 of Section 28, Township 13 North, Range 2 West, Village of La Farge, Vernon County, Wisconsin, lying North of the centerline of State Highway #82 and West of the following described line: Commencing at the West 1/4 corner of said Section 28; thence North 00° 34' 21" West 1,318.99 feet along the West line of the NW 1/4 of Section 28; thence South 89° 46' 45" East 1,938.06 feet along the North line of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of said Section 28; thence South 00° 51' 41" East 991.66 feet; thence continuing South 00° 51' 41" East to a point on the South line of the SE 1/4 of the NW 1/4 of said Section 28, being the point of beginning of said line: Thence continuing South 00° 51' 41" East to a point on the centerline of State Highway #82 at which point is the termination of said line.

(3) Part of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, Village of La Farge, Vernon County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 28; thence South 89° 56' 54" East 1,944.60 feet along the East-West 1/4 line of said Section 28; thence North 00° 51' 41" West 321.69 feet; thence North 90° 00' 00" West 323.82 feet; thence North 00° 48' 47" West 992.89 feet to a point on the North line of said SE 1/4 of the NW 1/4; thence South 89° 46' 45" East 488.01 feet along said North line; thence South 00° 51' 45" East 552.89 feet to the point of beginning of this EXCEPTION: Thence North 90° 00' 00" West 290.00 feet; thence South 00° 51' 45" East 180.00 feet; thence South 90° 00' 00" East 290.00 feet; thence North 00° 51' 45" West 180.00 feet to the point of beginning of this EXCEPTION. Said Parcel being a part of Lot 1 of Vernon County Certified Survey Map No. 476, filed on September 20, 2004 in Volume 7 of Certified Survey Maps, Pages 216 and 217, as Document No. 417922.

(4) Part of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, Village of La Farge, Vernon County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 28; thence South 89° 56' 54" East 1,944.60 feet along the East-West 1/4 line of said Section 28; thence North 00° 51' 41" West 321.69 feet; thence North 90° 00' 00" West 323.82 feet; thence North 00° 48' 47" West 642.89 feet, being the point of beginning of this EXCEPTION: Thence South 89° 46' 45" East 140.00 feet; thence South 00° 48' 47" East 165.00 feet; thence North 89° 46' 45" West 140.00 feet; thence North 00° 48' 47" West 165.00 feet to the point of beginning of this EXCEPTION. Said Parcel being a part of Lot 1 of Vernon County Certified Survey Map No. 476, filed on September 20, 2004 in Volume 7 of Certified Survey Maps, Pages 216 and 217, as Document No. 417922.

(5) Part of the SE 1/4 of the NW 1/4 of Section 28, Township 13 North, Range 2 West, Village of La Farge, Vernon County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 28; thence South 89° 56' 54" East 1,944.60 feet along the East-West 1/4 line of said Section 28; thence North 00° 51' 41" West 321.69 feet; thence North 90° 00' 00" West 323.82 feet; thence North 00° 48' 47" West 992.89 feet to a point on the North line of said SE 1/4 of the NW 1/4; thence South 89° 46' 45" East 488.01 feet along said North line; thence South 00° 51' 45" East 552.89 feet to the point of beginning of this EXCEPTION: Thence North 90° 00' 00" West 290.00 feet; thence North 00° 51' 45" West 125.00 feet; thence South 90° 00' 00" East 290.00 feet; thence South 00° 51' 45" East 125.00 feet to the point of beginning of this EXCEPTION. Said Parcel being a part of Lot 1 of Vernon County Certified Survey Map No. 476, filed on September 20, 2004 in Volume 7 of Certified Survey Maps, Pages 216 and 217, as Document No. 417922.

(6) Lands sold, taken or used for road and/or highway purposes. (PIN: 146-00361-0000)
(Address: 675 E. Main Street, La Farge, WI 54639);

PARCEL V:

Part of the SE 1/4 of the NE 1/4 of Section 34, and the SW 1/4 of the NW 1/4 of Section 35, all in Township 13 North, Range 2 West, Town of Stark, Vernon County, Wisconsin, described as follows: Commencing at a 1 1/4 inch iron pipe at the quarter corner between Sections 34 and 35, being the East 1/4 corner of said Section 34 and the West 1/4 corner of said Section 35; thence North 00° 17' 47" East 339.85 feet to a point on the centerline of County Road D, being the point of beginning: Thence 33.42 feet along the arc of a 1,900.00 foot centerline radius curve to the right, the chord of which bears North 70° 40' 15" West 33.42 feet; thence continuing along said centerline North 70° 10' 00" West 252.45 feet; thence North 27° 25' 00" East 33.29 feet to a 3/4 inch iron bar on the Northerly right of way line of County Road D; thence continuing North 27° 25' 00" East 240.83 feet to a 3/4 inch iron bar; thence North 42° 35' 46" East 831.99 feet to a 3/4 inch iron bar; thence South 21° 20' 16" West 584.24 feet to a 3/4 inch iron bar; thence South 09° 04' 00" West 421.63 feet to a 3/4 inch iron bar at the aforementioned Northerly right of way line of County Road D; thence continuing South 09° 04' 00" West 33.15 feet to a point on the aforementioned centerline; thence 142.08 feet along the arc of a 1,900.00 foot centerline radius curve to the right, the chord of which bears North 73° 19' 01" West 142.05 feet to the point of beginning. EXCEPT lands sold, taken or used for roadway purposes. (PIN: 030-00796-001); and

PARCEL VI:

Lots 5 and 6 in Block 1 of W.A. Lewis Addition to the Village of LaFarge, Vernon County, Wisconsin. (PIN: 146-00304-0000) (206 S. Silver Street, La Farge, WI 54639).

TERMS OF SALE: Property is sold "as is" Cash (10%) down payment at sale, balance within ten (10) days of Court approval of sale or deposit to be forfeited. Buyer is responsible for title insurance, recording fees, and transfer tax.

Dated this ____ day of _____, 2017.

John Spears, Sheriff
Vernon County, WI

THIS DOCUMENT DRAFTED BY:

Attorney Andrew R. Bosshard
BOSSHARD | PARKE, LTD.
P O Box 966, La Crosse, WI 54602

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**