

Wells Fargo Bank, NA

Plaintiff,  
vs.

NOTICE OF FORECLOSURE SALE

Case No. 15-CV-287

Richard P. Janssen a/k/a Richard Patrick Janssen and Dana M.  
Janssen a/k/a Dana Marie Janssen

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 4, 2016 in the amount of \$151,488.86 the Sheriff will sell the described premises at public auction as follows:

TIME: September 18, 2017 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:

Part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE ¼ of Section 31, Township 14 North, Range 3 West, Town of Clinton, Vernon County, Wisconsin, described as follows: Commencing at the Northeast corner of the SE ¼ of the NE ¼ of said Section 31; thence North 89 degrees 42 minutes 50 seconds West, 225.20 feet; thence South 48 degrees 29 minutes 25 seconds West, 740.93 feet; thence South 72 degrees 16 minutes 39 seconds West, 182.42 feet; thence South 88 degrees 26 minutes 56 seconds West, 493.99 feet to the centerline of County Highway "S"; thence along the arc of an undetermined radius curve, concave to the Northwest, the chord of which bears South 04 degrees 13 minutes 30 seconds West and measures 91.57 feet; thence South 89 degrees 51 minutes 59 seconds East, 1,470.27 feet to the East line of the SE ¼ of the NE ¼; thence North 01 degrees 23 minutes 22 seconds West, 652.91 feet to the point of beginning. A parcel of land in the SE ¼ of the NE ¼ of Section 31, Township 14 North, Range 3 West, Town of Clinton, Vernon County, Wisconsin, described as follows: Commencing at the Northeast corner of the SE ¼ of the NE ¼ of Section 31; thence North 89 degrees 42 minutes 50 seconds West; 225.20 feet to the point of beginning of this description: Thence South 54 degrees 51 minutes 33 seconds West, 743.03 feet; thence South 83 degrees 50 minutes 28 seconds West, 650.92 feet to the centerline of County Trunk "S"; thence South 00 degrees 35 minutes 00 seconds West, 66.00 feet; thence North 88 degrees 26 minutes 56 seconds East, 526.99 feet; thence North 72 degrees 16 minutes 39 seconds East, 182.42 feet; thence North 48 degrees 29 minutes 25 seconds East, 740.93 feet to the point of beginning.  
Parcel # 006-00698-0000 and 006-00701-0000 and 006-00703-0000

PROPERTY ADDRESS: S2214 County Rd S Westby, WI 54667-7321

DATED: July 13, 2017

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

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John B. Spears  
Vernon County Sheriff

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

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.