

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,  
Plaintiff,

CASE NO.: 17-CV-61  
FORECLOSURE CASE CODE-30404

vs.

NOTICE OF SHERIFF'S SALE

THE ESTATE OF JOYCE E. CASEY, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 06/19/2017, in the amount of \$83,954.57, I will sell at public auction at the East entrance of Courthouse, 400 Courthouse Square, Viroqua, Wisconsin 54665, City of Viroqua, County of VERNON, State of Wisconsin on **09/18/2017 at 9:00 AM**, all of the following described mortgaged premises, to wit:

All that part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Four (4) West, City of Viroqua, Vernon County, Wisconsin, described as follows:

Commencing at the Northwest corner of Block Seven (7) of Decker's Addition to the City of Viroqua; thence West 8 rods to the point of beginning; thence South 8 rods; thence West 8 rods; thence North 8 rods; thence East 8 rods to the point of beginning. Also known as part of Outlot 85, Section Thirty-one (31) of Assessor's Plat of City of Viroqua, an unrecorded plat.

The above property is located at: 305 West Broadway Street, Viroqua, WI 54665

Tax Key No.: 286 01545 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017, 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  
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**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.**