

UNITED STATES DEPARTMENT OF AGRICULTURE  
ACTING THROUGH RURAL HOUSING SERVICE (RHS)  
SUCCESSOR IN INTEREST TO THE FARMERS HOME  
ADMINISTRATION,

Plaintiff,

Case No. 17-CV-36

vs.

NOTICE OF SHERIFF'S SALE

RAINEY D. WINCHEL;  
KAREN M. WINCHEL;  
and ENERBANK USA,

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 15th, 2017 in the amount of \$108,646.27 the Sheriff will sell the described premises at public auction as follows:

TIME: November 20, 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 Entrance of the Vernon County Courthouse located at 400 Courthouse Square, in the City of Viroqua, Vernon County, Wisconsin

DESCRIPTION: The West 58.86 feet of Lot 4, Block 3, N.D. McLees Addition to the City of Viroqua, Vernon County, Wisconsin, EXCEPT land lying West of the following described land: Commencing at the Northwest corner of Lot 4 in Block 3 of N.D. McLees Addition to the City Viroqua, Vernon County, Wisconsin, thence East along the North line of said Lot a distance of 4.75 feet to the point of beginning of this boundary line description; thence Southerly a distance of 74.5 feet to a point which is 5.0 feet East of the West line of said Lot 4; thence West parallel to the North line of Lot 4 a distance of 2.0 feet; thence South parallel to the West line of said Lot 4 to a point on the South line of said Lot 4, which is 3.0 feet East of the Southwest corner of said Lot 4.

PROPERTY ADDRESS: 711 Independence Street, Viroqua, Wisconsin

TAX ID NO.: 286-00767-0000

  
John Spears, Sheriff  
Vernon County, Wisconsin 10/10/17

Velnetske Law Offices, LLC  
Attorneys for Plaintiff  
212 N. Green Bay Road, Ste. 101  
Thiensville, WI 53092  
Phone: (262) 241-9339

**Velnetske Law Offices, LLC, 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.**