

VANDERBILT MORTGAGE AND FINANCE, INC.

Successor by assignment of Signal Bank, National Association,  
Plaintiff,

Case No: 14 CV 4

Case Code: 30404

Case Type: Foreclosure of Mortgage

-v-

JANELYN WALDERA  
LARRY L. WALDERA  
JOHN O. MELBY & CO BANK  
GUNDERSON CLINIC LTD  
LIVINGSTON FINANCIAL, LLC,  
Defendants.

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**NOTICE OF SALE**

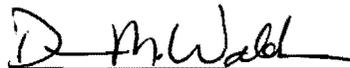
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By virtue of and pursuant to a Judgment of Foreclosure entered in the above entitled action on the 20<sup>th</sup> day of May, 2014, I will sell at public auction at the front entrance of the Jackson County Courthouse, 307 Main Street, in the City of Black River Falls, County of Jackson, Wisconsin on **December 9, 2014 at 10:00 a.m.**, all of the following described mortgaged premises, to-wit:

**Lot Three of Jackson County Certified Survey Map No. 1836 as recorded in Volume Eight of Surveys, page 275, Document No. 290333; being a part of the Northwest Quarter of the Northwest Quarter of Section Three, Township Twenty-One North, Range Six West, Town of Springfield, Jackson County, Wisconsin.**

Tax Key No(s): 042-0038.0015

Address: W15755 Taylor Road, Taylor, WI

TERMS OF SALE: CashDOWN PAYMENT: 10% down of amount bid in cash or certified check at the time of sale made payable to Clerk of Courts; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.SALE SUBJECT TO: Property to be sold as a whole "AS IS, WHERE IS" and subject to all legal liens and encumbrances, tenant rights and leases real estate taxes, accrued and accruing special assessments, if any, penalties and interest. Purchaser to pay all recording fees, Wisconsin Real Estate Transfer Tax and cost of title evidence.Dated this 6<sup>th</sup> day of October, 2014.Duane M. Waldera  
Jackson County SheriffAttorney Sam Kaufman  
Vande Zande & Kaufman, LLP  
PO Box 430  
Waupun, WI 53963  
920-324-2951