

ARCADIA CREDIT UNION,

Plaintiff,

**NOTICE OF SHERIFF'S SALE**

vs.

MICHAEL S. COLLINS, and

Case No. 15-CV-181

ROYAL CREDIT UNION,

Defendants.

By virtue of and pursuant to a JUDGMENT OF FORECLOSURE entered in the above entitled action on the 26<sup>th</sup> day of February, 2016, I will sell at public auction at the front entrance of the Courthouse in the City of Black River Falls, Jackson County, Wisconsin, on the 10<sup>th</sup> day of January, 2017, at 10:00 o'clock in the morning, all of the following described real estate located in Jackson County, Wisconsin, to-wit:

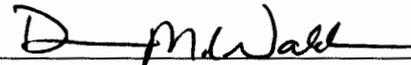
A part of the NW¼ of the NE¼ of Section 15-21-4 West, described as follows:  
Beginning at a point on the centerline of Forrest Street, South 12 deg. 38' East 342.1 feet from its intersection with the north line of the aforesaid quarter-quarter;  
thence North 77 deg. 22' East 219.35 feet to a point which is South 1 deg. 46' East 285.98 feet from a point on the north line of said quarter-quarter which is 280 feet east of the aforementioned intersection; thence South 1 deg. 46' East 74.22 feet to a point which is South 1 deg. 46' East 360.20 feet from a point on the north line of said quarter-quarter 280 feet east of the aforementioned intersection;  
thence South 84 deg. 40' West 206.92 feet to the centerline of Forrest Street;  
thence North 12 deg. 38' West 46.58 feet on said centerline to the point of beginning.

PROPERTY ADDRESS: 719 Forrest Street, Black River Falls, WI 54615

DOWN PAYMENT: \$2,000.00 and balance to be paid in full on confirmation.

TERMS OF SALE: Cash. The purchaser shall assume all unpaid real estate taxes. The purchaser shall be responsible for the Wisconsin transfer fee and recording fees. Title will transfer by Sheriff's Deed, without any warranties, expressed or implied. The property is sold in its 'as is' condition.

Dated at Black River Falls, Wisconsin, this 15<sup>TH</sup> day of November, 2016



Duane M. Waldera  
Sheriff of Jackson County, Wisconsin

Attorney Karina Kuhrt  
KOSTNER, KOSLO & BROVOLD LLC  
108 West Main Street  
Arcadia, WI 54612  
Plaintiff's Attorneys