

STATE OF WISCONSIN : CIRCUIT COURT : JACKSON COUNTY

U.S. BANK NATIONAL ASSOCIATION
SUCCESSOR BY MERGER OF U.S. BANK
NATIONAL ASSOCIATION ND,

CASE NO.: 15-CV-21
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

TIMOTHY C. NICHOLS, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/20/2015, in the amount of \$123,592.36, I will sell at public auction at the Front of the Jackson County Courthouse, 307 Main Street, Black River Falls, WI 54615, City of Black River Falls, County of JACKSON, State of Wisconsin on **02/09/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

The West 67 feet of the East 70 feet of Lots Eight (8), Nine (9) and Ten (10), Block Six (6) of Knapp & Williamson's Plat of the Village (now City) of Black River Falls, Jackson County, Wisconsin, except the West 3 feet of said West 67 feet of said lots.

The above property is located at: 213 Harrison Street, Black River Falls, WI 54615

Tax Key No.: 206 0479 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 15TH day of JANUARY, 2016, at Black River Falls, Wisconsin.



Duane M Waldera

SHERIFF OF JACKSON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.

Attorneys for Plaintiff

4650 N. Port Washington Road

Milwaukee, WI 53212

PH: (414) 962-5110

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.