

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 1

JACKSON COUNTY

ROYAL CREDIT UNION,

Plaintiff(s),

v.

VICKI J. MOE,
KEVIN P. WAGNER,
SHARI S. WAGNER,
KARMEN HANSON,

Defendant(s).

NOTICE OF SHERIFF'S SALE

Case No. 15 CV 175

Code: 30404 - Foreclosure

By virtue of and pursuant to a Judgment entered in the above-entitled action on February 22, 2016, in the amount of \$54,144.28, I will sell at public auction at the Main Street entrance of the Jackson County Courthouse, 307 Main Street, Black River Falls, Wisconsin, in said county on August 9, 2016 at 10 a.m. all of the following described mortgaged premises, to wit:

Lot 5 of Certified Survey Map #2934 recorded in Volume 12 of Certified Survey Maps, Page 203 as Document #331350. Formerly being a part of Lot 3 of Certified Survey Map #2787 recorded in Volume 11 of Certified Survey Maps, Page 421 as Document #324967 and part of the SE ¼ of Section 19, Township 23 North, Range 6 West, Town of Northfield, Jackson County, Wisconsin.

Being subject to an easement for use and maintenance of a well, windmill and water line. Said easement is described as follows: Commencing at the Northwest corner of the above described Lot 5; thence East 260 feet to the point of beginning; thence South 277 feet; thence East 33 feet; thence North 278.21 feet to the North line of Lot 5; thence West to the point of beginning

Street address: N10599 County Road G, Osseo, Wisconsin (the "Property").

Parcel ID: 040-0302-0000

TERMS OF SALE:

1. This is a cash sale. A certified check or bank draft in the amount of 10 percent of the amount bid must accompany the bid, with the balance due upon confirmation of sale by the Court.

2. Sale is subject to all unpaid real estate taxes and special assessments.

3. Purchaser shall pay any Wisconsin real estate transfer fee.

4. The Property is being sold on an "as is" basis without warranties or representations of any kind.

5. Purchaser shall be responsible for obtaining possession of the Property.

You are notified that we are attempting to collect a debt. Any information obtained will be used for that purpose.

Dated this 30th day of June, 2016.



Duane M. Waldera
Jackson County Sheriff

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