

STATE OF WISCONSIN

CIRCUIT COURT

JACKSON COUNTY

CO-OP CREDIT UNION

Plaintiff,

-VS-

21-CV-64

CANCELLED
5-5-2022

KATHLEEN DOUGHERTY, et al.

Defendants.

NOTICE OF SALE

By virtue of a Judgment of foreclosure and sale rendered in the above-entitled action on October 13, 2021 in the amount of \$51,461.06 the undersigned Sheriff of Jackson County, Wisconsin, will sell at public auction at the front entrance of the Jackson County Courthouse in the City of Black River Falls in said County, on May 10, 2022 at 10:00 a.m., the real estate and mortgaged premises directed by the Judgment to be sold, therein described as follows:

Lots Ten and Eleven, Block Nine in Jacob Spaulding's First Addition to the Village (now city) of Black River Falls, Jackson County, Wisconsin. ALSO, a parcel of land lying between the original South line of Lots Ten and Eleven, Block Nine, Jacob Spaulding's First Addition and relocated North line of Pierce Street, which is 99.84 feet in length and is 3.95 feet in width at the East end and tapers to a point on the West end, with an area of 197 square feet as indicated in Certified Survey Map No. 559 as recorded in Volume Three of Surveys, page 84, Document No. 232968.

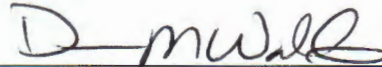
PROPERTY ADDRESS: 421 Pierce Street
Black River Falls, WI 54615

TERMS OF SALE: Cash. Purchaser is responsible for payment of the real estate transfer fee, the recording fee, and takes the property as is and subject to any outstanding property taxes and all legal encumbrances. This property is sold "AS IS".

DOWN PAYMENT:

A deposit of 10% of sale price to be deposited in cash or by certified check with the Sheriff at the time of sale; balance to be paid by cash or certified check upon confirmation of sale.

Dated: 03-07, 2022



Duane M. Waldera, Sheriff
Jackson County, Wisconsin

Garrett W. Nix
Von Ruden & Nix, S.C.
Attorneys for Plaintiff
4410 Golf Terrace, Suite 210
Eau Claire, WI 54701
715-514-2217

**THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**