

UNION STATE BANK OF WEST SALEM

Plaintiff,

**NOTICE OF FORECLOSURE
SALE**

vs.

Case No. 16-CV-397

ROBERT A. JACKSON
MARK H. PIERCE
UNITED COUNTRY REAL ESTATE, LLC

Case Code #30304

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 17, 2016, in the amount of \$39,126.01 with attorney's fees and costs, the sheriff will sell the described premises at public auction as follows:

TIME: January 24, 2017, at 10:00 A.M.

- TERMS: 1. By bidding at the sheriff's sale, prospective buyers consenting to be bound by the following terms: (a) 10% down in cash, cashier's check, money order or certified funds payable to the Clerk of Court at the time of sale (personal checks cannot and will not be accepted); (b) balance of successful bid must be paid to the Clerk of Court in cash, cashier's check, money order or certified funds no later than 10 days after the court's confirmation of sale or else the 10% down payment will be forfeited to the plaintiff; (c) failure to pay balance within said time frame will result in a forfeiture of the 10% deposit to the plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Plaintiff opens bidding on the property, either in person or via fax and as recited by the Sheriff's Department. In the event that no opening bid is offered, plaintiff retains the right to request that the sale be declared as invalid as the sale is fatally defective.

4. Buyer to pay applicable Wisconsin transfer real estate tax.

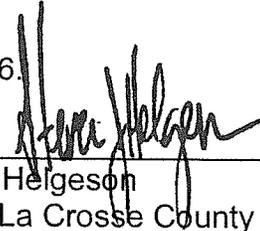
PLACE: In the center hallway of the La Crosse County Courthouse and Law Enforcement Center, 333 Vine Street, La Crosse, Wisconsin.

DESCRIPTION: South 40 feet of Lot 2 in Block 1 of South Eastern addition to the Village of North La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, except the East 10 feet thereof included in the alley in said Block 1.

PROPERTY ADDRESS: 324 Copeland Avenue, La Crosse, Wisconsin

TAX KEY NO: 17-10037-30

Dated this 28 day of November, 2016.



Steven J. Helgeson
Sheriff of La Crosse County

HALE, SKEMP, HANSON, SKEMP & SLEIK
Attorneys for Plaintiff
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(608) 784-3540

Hale, Skemp, Hanson, Skemp & Sleik is attempting to collect a debt and any information obtained will be used for that purpose.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.