

FILED
12-05-2023
Juneau County
Clerk of Circuit Court
2023CV000020

STATE OF WISCONSIN CIRCUIT COURT JUNEAU COUNTY

1ST COMMUNITY CREDIT UNION

Plaintiff,

vs.

Case No. 23-CV-20

JESSICA A. MCKEE,
SHAWN T. EGGERT

Case Code: 30404

and

DISCOVER BANK,

Defendants.

AMENDED NOTICE OF SHERIFF SALE

PLEASE TAKE NOTICE, that by virtue of the judgment of foreclosure entered in the above entitled action on September 27, 2023, in the amount of \$22,575.56, the Sheriff will sell of the following described at public auction as follows:

DATE: Tuesday, January 23, 2024
TIME: 10:00 a.m.
PLACE: Juneau County Sheriff's Dept (in the lobby)
 200 Oak Street, Mauston, WI 53948

LEGAL DESCRIPTION: That part of Government Lots 3 and 10, Section 1, Township 14 North, Range 2 East, Town of Wonewoc, Juneau County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section; thence along the South line of said Government Lot 10, S 89° 55' 58" E, 1317.71 feet, to the Southeast corner of said Government Lot 10; thence along the East line of said Government Lot 10, N 0° 09' 59" W. 1310.28 feet, to the Northeast corner of said Government Lot 10; thence S 73° 30' West, 129.64 feet to a point on the Southwesterly right-of-way line of Welch Road, said point being the point of beginning; thence S 28° 40' 41" W, 394.69 feet; thence N 44° 39' 21" W, 387.81 feet; thence N 34° 48' 58" E, 479.64 feet to a point in the centerline of Welch Road; thence S 18° 15' 44" E, 251.33 feet along said centerline; thence S 66°

02' 39" E, 137.07 feet along said centerline; thence S 28° 40' 41" W, 33.11 feet, to the point of beginning.

TAX PARCEL NO: 290380115

STREET ADDRESS: W8775 Welch Road, Elroy, WI 53929

TERMS OF SALE: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Juneau County Clerk of Courts (personal checks cannot and will not be accepted.) The balance of the successful bid must be paid to the Juneau County Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances, with no representations or warranties being made. The purchaser shall pay all costs of sale as well as any unpaid real estate taxes and special assessments

Dated this 30th day of November, 2023.

By: Electronically signed by Andrew F. Zobal
Sheriff Andrew F. Zobal
Juneau County, Wisconsin

THIS INSTRUMENT DRAFTED BY:
Anthony R. Gingrasso
State Bar No. 1070846
Johns, Flaherty & Collins, S.C.
205 5th Avenue South, Suite 600
La Crosse, WI 54601
(608) 784-5678

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