

SUMMIT CREDIT UNION
Plaintiff

NOTICE OF FORECLOSURE SALE

Case No. 21CV54
Code No. 30404

v.

CHRISTINA L. DOLAN, VERNON COUNTY, BANK OF
AMERICAN, N.A., BRUCE DAVIS DDS, S.C., c/o Bruce K.
Davis registered agent, DEPARTMENT OF REVENUE
Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on December 8, 2021 in the sum of \$43,976.88, the Sheriff, or designees, will sell at public auction as follows:

TIME: June 13, 2022 at 9:00 a.m.

PLACE: Outside on the East steps of the Vernon County Courthouse, 400
Courthouse Square, Viroqua, WI 54665

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Vernon County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: S383 Valley View Estates Lane, Coon Valley, WI 54623


PIN: 008-00147-0004 & 008-00133-0002

LEGAL DESCRIPTION: PARCEL I
Certified Survey Map recorded in Volume 3 of Certified Surveys, Page 89, as Document No. 344349; being part of the Northeast Quarter of the Northwest Quarter of Section 7 AND part of the Southeast Quarter of the Southwest Quarter of Section 6, all in Township 14 North, Range 5 West, in the Town of Coon, Vernon County, Wisconsin.

PARCEL II

Nonexclusive easement for the benefit of Parcel I as created by Warranty Deed dated June 30, 1994, and recorded July 1, 1994, as Document No. 344385 for ingress and egress over, under and across the land described as follows: Lot 2 of Certified Survey Map recorded in Volume 4 of Certified Surveys, Page 54, as Document No. 359613; being part of the Northeast Quarter of the Northwest Quarter of Section 7, Township 14 North, Range 5 West, in the Town of Coon, Vernon County, Wisconsin. Subject to the terms, provisions and conditions set forth in said instrument.

Dated this 4th day of May, 2022



John B. Spears
Vernon County Sheriff

Prepared by:
Justin J. Bates, Esq.
Bates Legal Group, LLC
State Bar No. 1066128
PO Box 1473
Wausau, WI 54402-1473
715-843-5599
Bid Information can be found on bateslegalgroup.com