

STATE OF WISCONSIN : CIRCUIT COURT : RICHLAND COUNTY

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UNITED STATES OF AMERICA, ACTING  
THROUGH RURAL HOUSING SERVICE (RHS),  
SUCCESSOR IN INTEREST TO THE FARMERS  
HOME ADMINISTRATION,  
USDA RURAL DEVELOPMENT

CASE NO.: 17-CV-0013  
FORECLOSURE CASE CODE - 30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

SARA HORTON, et al.,

Defendants.

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By virtue of a Judgment of Foreclosure made in the above-entitled action on August 23, 2017, in the amount of \$116,010.49, I will sell at public auction on the Northeast steps of the Courthouse, 181 W. Seminary Street, Richland Center, WI 53581, on April 23, 2021, at 10:00 A.M. all of the following described mortgaged premises, to wit:

All that part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Ten (10), Township Eleven (11) North, Range One (1) East, Town of Rockbridge, Richland County, Wisconsin, bounded and described as follows: Commencing at the North Quarter corner of Section Ten (10); thence South 01° 28' 37" East along the West line of the Northeast One-quarter (1/4), 1505.79 feet to the place of beginning of the parcel hereinafter described; thence North 89° 56' 58" East, 205.23 feet; thence South 06° 08' 21" East, 142.76 feet; thence North 88°

40' 11" West, 217.03 feet to a point on the West line of the Northeast One-quarter (1/4); thence North 01° 28' 37" West, along said West line, 136.76 feet to the place of beginning.

The above property is located at: 25512 Rockbridge School Street, Richland Center, WI 53581

Tax Key No.: 026 1013 3300

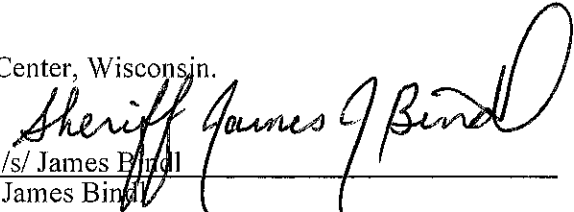
TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

**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.**

Dated this 24th day of March 2021, at Richland Center, Wisconsin.

  
/s/ James Bindl  
James Bindl  
SHERIFF OF RICHLAND COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

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