

STATE OF WISCONSIN CIRCUIT COURT RICHLAND COUNTY

Westby Co-op Credit Union

Plaintiff,

v.

Alvin J. Christianson, Sara L. Christianson, United States of America-IRS, Richland County

Defendants.

Case No. 23CV96

Code No. 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on February 2, 2024 in the sum of \$87,215.65, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: August 9, 2024 at 10:00 am

PLACE: On the Northeast steps of the Courthouse, 181 W. Seminary Street, Richland Center, WI 53581

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 Richland 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: 104 S. Oak Street, Lone Rock, WI 53556

PIN: 146-0005-0900

LEGAL DESCRIPTION: Parcel One (1) of Certified Survey Map No. 2552 recorded in the office of the Register of Deeds for Racine County, Wisconsin, in Volume 7 of Certified Survey Maps on Page 990, as Document No. 1928116; being a part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin.

Dated this 28 day of June, 2024


Richland 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](https://www.bateslegalgroup.com)