

STATE OF WISCONSIN : CIRCUIT COURT : CRAWFORD COUNTY

UNITED STATES OF AMERICA ACTING  
THROUGH THE RURAL HOUSING SERVICE  
OR SUCCESSOR AGENCY, UNITED STATES  
DEPARTMENT OF AGRICULTURE,

CASE NO.: 14-CV-69  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

FREDERICK B. BURKHARDT, JR. a/k/a  
FREDERICK E. BURKHARDT, JR., et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 10/21/2014 in the amount of \$77,946.61 I will sell at public auction at the West steps of the Crawford County Courthouse 224 North Beaumont Road, Prairie du Chien, WI 53821, City of Prairie du Chien, County of CRAWFORD, State of Wisconsin on 01/08/2015 at 9:30 AM all of the following described mortgaged premises, to wit:

A parcel of land described as follows: Commencing at a point in the center of the Black River Road, 91 links South 42° West of the Southwest line of First Street in the Village of Mt. Sterling, Wisconsin, thence South 42° West 91 links, thence South 50° East 4 chains and 13 1/2 links, thence North 42° East 91 links, thence North 50° East 4 chains 13 1/2 links to the point of beginning, same being a part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty-six (26), in Township Ten (10) North of Range (5) West, Crawford County, Wisconsin. Also, Lot One (1), of Certified Survey Map No. 775 as recorded in the Office of the Register of Deeds in and for Crawford County, Wisconsin, on 11/21/1997 in Volume 6-CSM-69, as Document No. 255912.

The above property is located at: 196 South Main Street, Mount Sterling, WI 54645

Tax Key No.: 12 151 0085 0000

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.

Dated this 2nd day of December, 2014, at Prairie du Chien, Wisconsin.

/s/Dale McCullick

Dale McCullick

SHERIFF OF CRAWFORD COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
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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.

KMK File 10004726

**Do Not Remove  
Prior to Sale Date  
Under Penalty of Law**