

TOWER CREDIT UNION,  
Plaintiff,

-vs-

File No. 11-CV-85

MICHAEL E. KRAUS, ET AL.,  
Defendants.

**NOTICE OF SHERIFF'S SALE**

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on October 18, 2011, in the amount of \$25,643.73, I will sell at public auction at the Main Entrance of the Price County Courthouse, 126 Cherry Street, City of Phillips, in said County, on

**FEBRUARY 9, 2012**

at 10:00 o'clock A.M., all of the following described premises, to wit:

PARCEL 35:

A parcel of land in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), Section Twenty-two (22), Township Thirty-six (36) North, Range Two (2) East, Price County, Wisconsin and described as follows: Commencing at the Northwest corner of said Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) as the point of beginning; thence South 1320 feet to a point; thence East 188 feet to a point; thence North 1320 feet to a point; thence West 188 feet to place of beginning. A right-of-way easement 15 feet in width along the North and West boundaries of said parcel for roadway and utility line purposes is hereby reserved.

PARCEL 35  
COMPUTER NO: 030-1106-05

PARCEL 36:

A parcel of land in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), Section Twenty-two (22), Township Thirty-six (36) North, Range Two (2) East, Price County, Wisconsin and described as follows: Commencing at the Northwest corner of said SW Quarter of the SW Quarter; thence East 1132 feet to a point which is the point of the beginning; thence South 1320 feet to a point; thence East 188 feet to a point; thence North 1320 feet to a point; thence West 188 feet to place of beginning. Subject to a right-of-way easement 15 feet in width along the entire north and east boundaries of said parcel for roadway and utility line purposes.

PARCEL 36  
COMPUTER NO: 030-1106-02

TERMS OF SALE: \$5,000.00 down payment in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due within 10 days will result in forfeiture of deposit to plaintiff. Parcels to be sold individually and "as is" and subject to all real estate taxes, accrued and accruing special assessments, if any, penalties and interest. Purchaser to pay all transfer and recording fees and the cost of title evidence. Purchaser to prepare and file real estate transfer return. Bids after the opening bid will be accepted in a minimum of \$100.00 increments.

Dated at Wausau, Wisconsin, this 19<sup>th</sup> day of December, 2011.



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Brian S. Schmidt, Sheriff  
Price County, Wisconsin

Ruffi Law Offices, S.C.  
Attorneys for Plaintiff  
627 Jackson Street  
Wausau, Wisconsin 54403  
(715) 843-0800

*Ruffi Law Offices, S.C., is attempting to collect a debt and any information obtained 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.*