

LANDMARK CREDIT UNION

Plaintiff,

vs.

Case No. 16CV00828

Code No. 30404

Foreclosure of Mortgage

Dollar Amount Greater Than \$10,000.00

GERALD L. RUGG, JR. and MARIE R. RUGG
husband and wife and LANDMARK CREDIT UNION

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 24, 2017 in the amount of \$126,531.96 the Sheriff will sell the described premises at public auction as follows:

TIME: June 15, 2017 at 10:00 o'clock a.m.

- TERMS:
1. 10% down in cash or certified funds at the time of sale, payable to Walworth County Clerk of Courts; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff; **no 3rd party checks accepted.**
 2. Sold "as is" and subject to all legal liens and encumbrances.
 3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax at the time of sale in addition to down payment, payable to Walworth County Register of Deeds.


PLACE: Walworth County Law Enforcement Center, located at 1770 CTH NN, Elkhorn, Wisconsin, 53121.

DESCRIPTION: Commencing on the ¼ Section line, 1078 ½ feet West of the ¼ corner on

the East side of Section 21, Town 1 North, Range 16 East; thence North 14 rods (231 feet); thence West 6 rods (99 feet); thence South 14 rods (231 feet) to the center of the highway; thence East 6 rods (99 feet) along the center of the highway to the place of beginning, being Outlot 17 ASSESSOR'S PLAT to the Village of Walworth, Walworth County, Wisconsin.

PROPERTY ADDRESS: 306 Beloit Street, Village of Walworth

TAX KEY NO.: VWP 00026



Kurt Picknell
Sheriff of Walworth County, WI

O'DESS AND ASSOCIATES, S.C.
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O'Dess and Associates, 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.