STATE OF WISCONSIN: CIRCUIT COURT: CRAWFORD COUNTY

Flagstar Bank, N.A.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000062

vs.

Joyce A Thorsen, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 28, 2023, in the amount of $98,014.98, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: **June 13, 2024 at 9:30AM**

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Crawford County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: West Entrance Steps of Courthouse, 224 N. Beaumont Road, Prairie Du Chien WI 53821

Property description:
Lots 6 and 7, Block 212, according to the plat of Lower Prairie Du Chien, City of Prairie Du Chien, County of Crawford, State of Wisconsin.

Tax Key No: 271-0494-0001 and 271-0493-0001
Property Address: 1301 S Beaumont Road, Prairie Du Chien, WI 53821

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 15th day of May, 2024

Dale McAllister

Crawford County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.