

UNION STATE BANK

Plaintiff,

vs.

CYLE H NICKERSON  
TRISHA L NICKERSON  
DENNIS MARCOU

Defendants.

**NOTICE OF  
FORECLOSURE SALE**Case No. 23 cv 319  
Case Code #30304**RECEIVED**  
OCT 12 2023

LA CROSSE COUNTY SHERIFF'S OFFICE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 5, 2023, in the amount of \$202,162.91 with attorney's fees and costs, the sheriff will sell the described premises at public auction as follows:

TIME: JANUARY 10, 2024, at 10:00 A.M.

TERMS: 1. By bidding at the sheriff's sale, prospective buyers consent to be bound by the following terms: (a) 10% down in cash, cashier's check, money order or certified funds payable to the Clerk of Court at the time of sale (personal checks cannot and will not be accepted); (b) balance of successful bid must be paid to the Clerk of Court in cash, cashier's check, money order or certified funds no later than 10 days after the court's confirmation of sale or else the 10% down payment will be forfeited to the plaintiff; (c) failure to pay balance within said time frame will result in a forfeiture of the 10% deposit to the plaintiff.

2. Sold "as is" and subject real estate taxes, accrued and accruing, and to all legal liens and encumbrances.

3. Plaintiff opens bidding on the property in person as recited by the Sheriff's Department. In the event that no opening bid is offered by the plaintiff, plaintiff retains the right to

request that the sale be declared as invalid as the sale is fatally defective.

4. Buyer to pay applicable Wisconsin transfer real estate tax.

PLACE: Center Hallway between Clerk of Courts and District Attorney  
Offices of La Crosse County Courthouse, 333 Vine Street, City of  
La Crosse, La Crosse County, Wisconsin

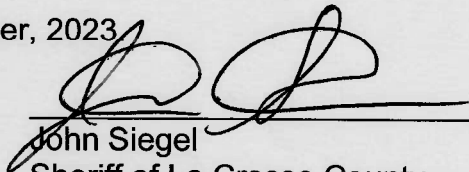
DESCRIPTION:

That part of the NE 1/4 of the SE 1/4 of Section 11, Township 16 North, Range 7 West,  
lying Northeast of the centerline of McKinney Coulee Road, now known as North Kinney  
Coulee Road, EXCEPT lands sold for right of way purposes in Document No. 1343944,  
La Crosse County, Wisconsin

PROPERTY ADDRESS: 3505 Kinney Coulee Road North, Onalaska, Wisconsin

TAX KEY NO: 18-3654-70

Dated this 12 day of October, 2023

  
\_\_\_\_\_  
John Siegel  
Sheriff of La Crosse County

HALE, SKEMP, HANSON, SKEMP & SLEIK  
Attorneys for Plaintiff  
505 King St., Ste. 300, P.O. Box 1927  
La Crosse, WI 54602-1927  
(608) 784-3540

Hale, Skemp, Hanson, Skemp & Sleik 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.