

ALTRA FEDERAL CREDIT UNION

Plaintiff,

Case No. 2023CV493

vs.

OSCAR H. VARGAS

Defendant.

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 20, 2024 in the amount of \$174,445.92 the Sheriff will sell all of the following described premises at public auction as follows:

**DATE/TIME:** May 15, 2024 at 10:00 AM

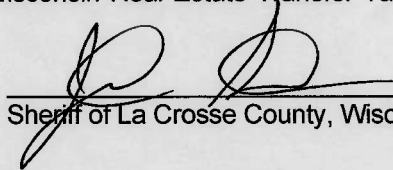
**PLACE:** Courthouse and Law Enforcement Center (center hallway)  
333 Vine Street  
La Crosse, WI 54601

**LEGAL DESCRIPTION:** The South 28 feet of Lot 5 and all of Lot 6 in Block 5 of Johnston's Add'n, City of La Crosse, La Crosse County, Wisconsin.

**PROPERTY ADDRESS:** 2212 Onalaska Avenue, La Crosse, WI 54603

**TERMS OF SALE:** Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted.) The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances with no representations or warranties being made. The purchaser shall pay all costs of sale as well as any unpaid real estate taxes and special assessments. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stats. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to purchase price.

Dated: 3/28/2024

  
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Sheriff of La Crosse County, Wisconsin

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Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Johns, Flaherty & Collins, S.C. is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose. If you have previously received a Chapter 7 Discharge in Bankruptcy, this communication should not be construed as an attempt to hold you personally liable for the debt.