

STATE OF WISCONSIN

CIRCUIT COURT

IOWA COUNTY

For Official Use

U.S. Bank National Association successor by merger to
U.S. Bank National Association ND,

Plaintiff,

vs.

Case No. 14-CV-75

Sheldon S. Ward and Dorothy L. Clark a/k/a Dorothy L.
Ward,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 2, 2015, in the amount of \$62,262.09, I will sell at public auction in the lobby of the Sheriffs Department, located at 1205 North Bequette Street, Dodgeville, Wisconsin 53533, on **May 9, 2018, at 10:00 a.m.**, all of the following described premises, to wit:

SITUATED IN THE TOWN OF HIGHLAND, COUNTY OF IOWA AND STATE OF WISCONSIN: A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 1 EAST, TOWN OF HIGHLAND, IOWA COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 0 DEGREES 54 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, 1266.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, 518.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE CENTER-LINE OF BUSCH ROAD; THENCE CONTINUING NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, 799.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 0 DEGREES 26 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, 673.19 FEET, THENCE NORTH 87 DEGREES 05 MINUTES 44 SECONDS WEST, 176.55 FEET; THENCE SOUTH 74 DEGREES 06 MINUTES 28 SECONDS WEST, 309.54 FEET; THENCE NORTH 45 DEGREES 51 MINUTES 05 SECONDS WEST, 192.82 FEET; THENCE NORTH 8 DEGREES 35 MINUTES 27 SECONDS WEST, 137.19 FEET; THENCE NORTH 4 DEGREES 43 MINUTES 54 SECONDS WEST, 239.19 FEET; THENCE NORTH 30 DEGREES 56 MINUTES 10 SECONDS WEST, 142.54 FEET; THENCE NORTH 51 DEGREES 45 MINUTES 24 SECONDS WEST, 123.29 FEET TO A POINT ON THE CENTER-LINE OF SAID BUSCH ROAD, SAID POINT BEING LOCATED ON A CURVE; THENCE ALONG SAID CENTER-LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 417.13 FEET AND A CHORD THAT BEARS NORTH 42 DEGREES 06 MINUTES 56 SECONDS EAST 41.81 FEET TO THE POINT OF BEGINNING.

Tax Key No. 25012502.B

Address: 371 Busch Road, Muscodia, WI 53573


THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Dodgeville, Wisconsin, on April 5, 2018.

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff



Sheriff of Iowa County, Wisconsin