

STATE OF WISCONSIN
CIRCUIT COURT
TREMPEALEAU COUNTY

UNITED BANK

Plaintiff

vs.

Case No: 18CV122

DORA S. ROGERS
a/k/a DORA SUE ROGERS
GEORGE C. ROGERS
TOWN OF SUMNER

Case Code: 30404

Defendants.

NOTICE OF FORECLOSURE SALE

By virtue of a Judgment of Foreclosure and Sale entered in the above-entitled action on September 12, 2018, the undersigned Sheriff of Trempealeau County, Wisconsin, will sell at public auction at the front entrance of the Trempealeau County Courthouse in the City of Whitehall, in said county, on the 17th day of September, 2019, at 10:00 a.m., the real estate and mortgaged premises directed by the Judgment to be sold, therein described as follows:

The South 1/2 of the NE 1/4 of Section 26, Township 24 North, Range 7 West, Town of Sumner, Trempealeau County, Wisconsin:

EXCEPTING THEREFROM: A portion of the SE 1/4 of the NE 1/4, Section 26, Township 24 North, Range 7 West, being that portion which lies North of the following described line:

Commencing at the point where the North line of the Town Road located in the said forty intersects the East line of the said forty; thence Westerly along the Northerly line of the said Town Road until it intersects the Northeasterly line of an unsurfaced road; thence Northwesterly along the Northeasterly line of the unsurfaced road to the North line of the said forty. Now known as part of Trempealeau County Certified Survey Map as recorded November 16, 2011, in Volume 9 of Surveys, Page 175 as Document No. 413503.

FURTHER EXCEPTING: Part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 26, Township 24 North, Range 7 West, Town of Sumner, Trempealeau County, Wisconsin, described as follows:

The point of beginning being the East 1/4 corner of said Section 26; thence along the South line of said SE 1/4 of the NE 1/4, South 89°28'44" West 968.66 feet; thence North 10°32'25" East 443.00 feet; thence North 67°46'14" West 137.28 feet; thence North 13°56'31" West 153.18 feet; thence North 02°35'46" East 513.96 feet; thence North 37°24'57" East 223.44 feet to Point "A;" thence South 75°37'14" East 96.15 feet; thence North 18°30'01" East 66.00 feet to the Northerly right of way line of Vold Road; thence along said Northerly line, South 71°29'59" East 174.61 feet; thence continuing along said Northerly line, South 79°09'43" East 86.02 feet; thence continuing along said Northerly line, South 77°00'37" East 316.44 feet; thence continuing along said Northerly line, 221.38 feet on the arc of a 537.00 foot radius curve, concave to the North, the chord of which bears South 86°49'15" East 219.82 feet to the East line of said SE 1/4 of the NE 1/4; thence along said East line, South 00°00'43" East 1,209.68 feet to the point of beginning. Subject to easements, covenants and restrictions of record.

Together with an access easement over a part of the said NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4, described as follows: Beginning at Point "A," thence North 37°24'57" East 43.61 feet; thence South 75°37'14" East 81.98 feet; thence South 18°30'01" West 40.24 feet; thence North 75°37'14" West 96.15 feet to the point of beginning.

PROPERTY ADDRESS: W12151 Vold Road, Osseo, Wisconsin

TERMS OF SALE: Cash; the successful purchaser will be responsible for the lien of real estate taxes, for the municipal charges, if any, the Wisconsin real estate transfer fee, and is responsible for obtaining possession of the property, which is sold "AS IS."

DOWN PAYMENT: A deposit of 10% of sale price to be deposited in cash or by certified check with the Sheriff at the time of sale; balance to be paid by cash or certified check within ten days after confirmation of sale.

Dated this 25th day of July, 2019.

A handwritten signature in black ink, reading "Brett Semingson", written over a horizontal line.

Brett Semingson,
Trempealeau County Sheriff

Donald R. Marjala - Lawyer
Nodolf Flory, LLP
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Attorneys for Plaintiff

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT (15 U.S.C. SECTION 1692), WE ARE REQUIRED TO STATE THAT WE ARE ATTEMPTING TO COLLECT A DEBT ON OUR CLIENT'S BEHALF AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE.