

ASSOCIATED BANK, N.A.

Plaintiff,

vs.

KEVIN D HESEMANN

Defendants.

Case No. 18-CV-065
Hon. Darcy J. Rood
Br. 1

COPY

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on August 21, 2018, in the amount of \$16,197.38, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: February 25, 2019 at 9:00 a.m.

PLACE: at the East entrance of the Vernon County Courthouse, 400 Courthouse Square, Viroqua, WI 54665

DESCRIPTION: Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and of the South one-half (S 1/2) of the Southwest Quarter (SW 1/4), Section Nineteen (19), Township Fourteen (14) North, Range Four (4) West, Town of Christiana, Vernon County, Wisconsin, described as follows: Commencing at the Northeast corner of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); thence South along the East line thereof 880 feet; thence North 76 degrees 15 minutes West 80 feet to the point of beginning of this description; thence South 0 degrees 58 minutes East 1,082 feet; thence South 47 degrees 10 minutes East 410 feet, more or less to the centerline of a Town Road thence Northwesterly along said centerline to the West line of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); thence North on said West line 635 feet; thence South 76 degrees 15 minutes East 1341 feet to the point of beginning.

EXCEPT Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Said Section Nineteen (19); thence South along the East line thereof 880.00 feet; thence North 76 degrees 15 minutes West, 80.00 feet to the point of beginning of this EXCEPTION; thence North 82 degrees West 1,320.00 feet , more or less, to a point on the West line of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), 456.00 feet North of the centerline of a Town Road; thence 179.00 feet North on said West line; thence South 76 degrees 15 minutes East, 1,341.00 feet to the point of beginning of this EXCEPTION.

ALSO EXCEPT that part presently used, laid out or dedicated in any manner whatsoever for town road.

Tax Key: 004-00506-0000; 004-00511-0000

**PROPERTY
ADDRESS:**

E7020 Spring Coulee Road, Westby, WI 54667

TERMS:

Cash; down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to the balance owing on the first mortgage, all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:
Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234

/s/ John B. Spears (mcp)

Sheriff John B. Spears

~~or~~ Designee _____

(please print or type name)

Vernon County, Wisconsin