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**PEOPLES STATE BANK**Plaintiff,  
vs.Case Type: Foreclosure of Mortgage/  
Other – Debtor Actions**WILLIAM J. MEZERA,**  
**WINDY M. MEZERA,**  
**VONBERT, LLC**  
Robert R. Ranguette, Registered Agent,  
**ROBERT R. RANGUETTE, and**  
**VONDA L. RANGUETTE**

Code Nos. 30404 and 30304

Defendants.

Case No. 2015-CV- 42

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**NOTICE OF SHERIFF'S SALE**

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By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on the 18th day of August, 2015, I will sell at public auction at the West Entrance of the Crawford County Courthouse in the City of Prairie du Chien, Wisconsin 53821, on the 30th day of June, 2016, at 9:30 A.M., all of the following described mortgaged premises located in the City of Prairie du Chien, Crawford County, Wisconsin, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Property Address: 1733 South Marquette Road  
Prairie du Chien, WI 53821

TERMS OF SALE: Cash.

DOWN PAYMENT: 10% of amount bid by certified check due  
immediately at sheriff sale.

Dated at Prairie du Chien, Wisconsin, this 31<sup>st</sup> day of May, 2016.



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Dale McCullick  
Sheriff, Crawford County, Wisconsin

**PETERSON, ANTOINE & PETERSON, S.C.**  
110 East Haydn Street  
P.O. Box 430  
Prairie du Chien, WI 53821

**Peterson, Antoine & Peterson, S.C., is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.**

## EXHIBIT "A"

That certain residence and stand alone two-car garage located in the Northwest corner of Parcels I and II below-described and subject to an easement for ingress and egress from and to Marquette Road for the benefit of said residence and two-car garage over, across and through the parking lot of the premises herein conveyed.

### Parcel I:

That part of Block Fifty-three (53) of Prairie du Chien Land Company's Addition No. 1 to Prairie du Chien, Wisconsin, and also a part of vacated 13<sup>th</sup> Street abutting and contiguous to the East line of said Block Fifty-three (53) described as follows: Commencing at a point on the South line of said Block Fifty-three (53), 206 feet East of the Southwest corner thereof; thence Northerly parallel to the West line of said Block, 145 feet; thence Easterly parallel to the South line of said Block and the North line of Lessard Street, 335.28 feet to the center line of said vacated 13<sup>th</sup> Street; thence Southerly along said center line of said 13<sup>th</sup> Street to the North line of Lessard Street; thence Westerly along the North line of Lessard Street and the South line of said Block Fifty-three (53) to the point of beginning.

### Parcel II:

All that part of Block Fifty-eight (58) of Prairie du Chien Land Company's Addition No. 1 to Prairie du Chien, Wisconsin, lying South and West of U.S. Highway 18 as now located, together with that portion of vacated 13<sup>th</sup> Street abutting and contiguous to the West line of said part of Block Fifty-eight (58) and lying East of the center line of said vacated 13<sup>th</sup> Street, EXCEPTING from said Parcel II that part of 13<sup>th</sup> Street vacated by the Common Council of the City of Prairie du Chien which lies North of a line parallel to and 160 feet North of the North line of Lessard Street and South and West of the right-of-way line of South Marquette Road (this exception is described at Volume 228 of Deeds, Page 226, in the office of the Register of Deeds for Crawford County, Wisconsin). EXCEPTING a portion of Parcels I and II, described above, take as a whole, described as follows: Commencing at the Southwest corner of Block Fifty-eight (58), Prairie du Chien Land Company's Addition No. 1; thence Westerly along the North right-of-way line of Lessard Street 62.25 feet to the point of beginning; thence North 8° 53' 10" West, 60.09 feet to a ¾ inch diameter reinforcing bar; thence North 48° 20' 56" East, 112.98 feet to the point of intersection with the Westerly right-of-way line of U.S. Trunk Highway 18; thence South 47° 58' 00" East along said Westerly right-of-way line to the North line of said Lessard Street and the South line of said Block Fifty-eight (58); thence Westerly along said North line of Lessard Street to the point of beginning.

FURTHER EXCEPTING and reserving from Parcels I and II, a 20 foot easement for the purposes of ingress and egress reserved by Floyd A. Clark and Violet G. Clark in Land Contract conveyance to Clifford F. Smith and Lila Mae D. Smith, dated the 25<sup>th</sup> day of November, 1977, with the said Clifford F. Smith and Lila Mae D. Smith agreeing to maintain the property over which vendor has this easement including responsibility for snow removal, lawn mowing and all other maintenance of said property. Said easement is described as follows: Said easement shall run as an appurtenance to that exception from Parcels I and II, described above, taken as a "whole". The Southeasterly line of the easement shall be that Northwesterly line of said exception measuring 112.98 feet and the Northwesterly line of the easement shall be a line of equal length and running parallel to said Southeasterly line on a line 20 feet to the Northwest of said Southeasterly line commencing on the Westerly right-of-way line on U.S. Trunk Highway 18.