

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

CRAWFORD COUNTY

ASSOCIATED BANK, N.A. successor by merger  
with First Federal Savings Bank La Crosse - Madison

Plaintiff,

vs.

Case No. 17-CV-54  
Foreclosure of mortgage/30404

JOSEPH D. BRUCE;  
UNKNOWN SPOUSE OF JOSEPH D. BRUCE

Defendants.

NOTICE OF REAL ESTATE FORECLOSURE SALE

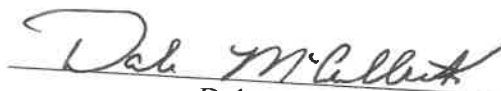
PLEASE TAKE NOTICE that, by virtue of a Judgment of Foreclosure entered in the above-entitled action on March 13, 2018, in the amount of \$6,596.91, the undersigned Sheriff will sell at public auction on the Front Steps of the Crawford County Courthouse, 224 N. Beaumont Rd., Prairie du Chien, WI 53821, on October 18, 2018, at 9:30 a.m., the following real estate and mortgaged premises directed by said Judgment to be sold, to-wit:

Legal description: **SEE ATTACHMENT**

Address of property: Lightfoot Hobbs Hollow #6, Seneca, WI 54654

Terms of Sale: 10% down in cash or certified funds (no personal checks) at sale, the balance due within 10 days of confirmation. Buyer to pay applicable Wisconsin Real Estate Transfer Tax upon confirmation of the Court. Said real estate is sold as is and subject to all liens and encumbrances.

Dated: SEPT 25, 18



Dale McCullick  
Crawford County Sheriff

STUPAR, SCHUSTER & BARTELL, S.C.  
By: Todd T. Nelson  
Attorneys for Plaintiff  
633 West Wisconsin Avenue, Suite 1800  
Milwaukee, WI 53203  
(414) 271-8833

## PARCEL I

Parcel No. 6 of CSM #429 as recorded in the office of the Register of Deeds of Crawford County, Wisconsin, on 10/28/1988 in Volume 3-CSM-63-63A, as Document #224171, Town of Seneca, Crawford County, Wisconsin.

Along with and subject to a non-exclusive right-of-way easement being 2 rods either side of the center line described in the aforementioned certified survey. Said right-of-way also to be used for utility easements and for uninterrupted and ungated vehicular and pedestrian traffic.

## PARCEL II

A parcel of land located in part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section Thirty-six (36) in Township Ten (10) North of Range Six (6) West, Town of Seneca, Crawford County, Wisconsin, to-wit: Commencing at the West Quarter corner of said Section Thirty-six (36); Thence South  $0^{\circ}35'15''$  West along the West line of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of said Section Thirty-six (36), 1294.75' to the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of said Section Thirty-six (36); Thence South  $89^{\circ}30'34''$  East along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of said Section Thirty-six (36), 530.88'; Thence North  $8^{\circ}19'00''$  West 85.97'; Thence North  $21^{\circ}24'58''$  East 36.75' to the point of the beginning; Thence North  $8^{\circ}01'55''$  West, 98.10'; Thence North  $2^{\circ}35'13''$  East, 299.95'; Thence South  $61^{\circ}49'24''$  East, 374'; Thence South  $51^{\circ}26'02''$  West, 238.30'; Thence South  $46^{\circ}49'42''$  West, 55.12'; Thence South  $70^{\circ}25'22''$  West, 52.97'; Thence South  $73^{\circ}03'45''$  West 55.49' to the point of beginning.

Subject to that certain Easement for ingress and egress as set forth in CSM #429, as recorded in the office of the Register of Deeds in and for Crawford County, Wisconsin, in Volume 3-CSM-63, as Document #224171.

### **FOR INFORMATIONAL PURPOSES ONLY:**

Property Address: 58722 Lightfoot Hills Lane, Ferryville, WI 54628

Tax Key No.: 18-1371-0000 (Lot 6) and 018-1235-0001 (vacant lands)