

PennyMac Loan Services, LLC

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 15-CV-86

Kenneth W. Horsfall and Jane Doe Horsfall a/k/a
Megan M. Horsfall

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 22, 2015 in the amount of \$88,780.95 the Sheriff will sell the described premises at public auction as follows:

TIME: June 23, 2016 at 9:30 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. Successful bidder to pay real estate transfer at time of sale.

PLACE: On the front steps of the Crawford County Courthouse, City of Prairie du Chien, Crawford County, Wisconsin


DESCRIPTION: See Attachment

PROPERTY ADDRESS: 185 S Main St Gays Mills, WI 54631-8160

DATED: April 24, 2016

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale


Dale McCullick
Crawford County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt 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.

PROPERTY DESCRIPTION: Beginning at a point in the center of the Black River Road where said Road crosses the South line of the SW 1/4 of the NE 1/4 of Section 26 in Township 10 North, Range 5 West; thence running up the center of the Black River Road 6 feet; thence in a Northwesterly direction about at right angles with the Black River Road 153 feet; thence in a Southwesterly direction parallel with the Road 157 feet to the South line of said Quarter; thence East along said line 202 feet to the place of beginning, being the same land conveyed by Phebe Atkinson and Mary Sherwood, Administrators of the Estate of James Atkinson, deceased to John Crume Deed dated July 14, 1914 and recorded in the Office of the Register of Deeds for Crawford County, Wisconsin in Volume 88 D page 591 and 592. ALSO a part of the SW 1/4 of the NE 1/4 of Section 26, in Township 10 North, Range 5 West described by metes and bounds as follows: Commencing at the Southwest Corner of said forty and running; thence East, 111 1/2 feet; thence North 41 degrees, East 157 feet; thence North 49 degrees West, 284 feet and 8 inches to a point on the West line of said forty; thence South along the West line of said forty, 257 1/3 feet to the point of beginning being the same land conveyed by Emanuel George and wife to John F. Crume by deed dated May 2, 1914 and recorded in Volume 92 D page 359. ALSO Commencing at a point in the center of the Black River Road where said Road crosses the South line of the SW 1/4 of the NE 1/4 of Section 26 in Township 10 North, Range 5 West; thence in a Southerly direction along the center of said Black River Road 96 1/2 feet to a point; thence at right angles Northwesterly 116 feet to a point in the South line of said forty; thence Easterly along the South line of said forty in an Easterly direction 153 1/2 feet to the center of said Black River Road, the point of beginning, being the same land conveyed by Isabel Adams and Hattie Adams to John F. Crume by Deed dated October 28, 1915 and recorded in Volume 98 D Page 462, EXCEPTING THEREFROM the following parcels of land sold off: A part of the SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SW 1/4 of Section 26, in Township 10 North, Range 5 West, described as follows; Beginning at a point in the center of the Black River Road where said road crosses the South line of the SW 1/4 of the NE 1/4 of Section 26, in Township 10, Range 5 West; thence running up the center of said Road 6 feet; thence in a Northwesterly direction at about right angles with the Black River Road 153 feet; thence in a Southwesterly direction parallel with the Black River Road 50 feet; thence in an Easterly direction parallel with the North line above described 153 feet to the center of the Black River Road; thence running Northerly in the center of said road 44 feet to the place of beginning, intending to convey a piece of land 50 feet wide and 153 feet long including road and being a part of the land conveyed by Deed recorded in Volume 88 D Page 591 and Volume 98 D Page 462, and part of the SW 1/4 of the NE 1/4 of Section 26, in Township 10 North, Range 5 West, described as follows: Commencing at the Southwest Corner of said SW 1/4 of the NE 1/4 of Section 26, in Township 10 North, Range 5 West; thence running East on the South line of said SW 1/4 of the NE 1/4, 140 feet; thence Northwesterly in a straight line to a point on the West line of said SW 1/4 of the NE 1/4, 101 feet Northerly from the Southwest corner of said SW 1/4 of the NE 1/4; thence South 101 feet to the place of beginning, said land being a part of the lands conveyed by Deed recorded in Volume 92 D Page 359 and in Volume 88 D Page 591 in the Office of the Register of Deeds for Crawford County, Wisconsin and a part of the SW 1/4 of the NE 1/4 of Section 26, in Township 10 North, Range 5 West described as follows: Commencing at a point on the West line of said forty 101 feet North of the Southwest corner of said SW 1/4 of the NE 1/4 of Section 26, Township 10 North, Range 5 West; thence in a Southeasterly direction along the North line of the land sold Andrew Paulson on June 24, 1919 and which Deed is recorded in Volume 105 D Page 405, 24 feet; thence North 41 degrees East, 148 1/2 feet; thence North 49 degrees West 160 feet to the West line of said forty; thence South on said West line to the place of beginning and being a part of the land conveyed by Emanuel George and wife, Amy to John F. Crume by Deed dated May 2, 1914 and recorded in Volume 92 D Page 359. Said Excepted Parcels being those sold to Earle Bigelow, Andrew Paulson and Emanuel George by Deeds recorded in Volume 105 D Page 329, 405 and 406 in the Register of Deeds for Crawford County, Wisconsin, EXCEPT a part of the SW 1/4 of the NE 1/4 of Section 26, Township 10 North, Range 5 West, Crawford County, Wisconsin described as follows. Beginning at a point which is 111.5 feet East and North 41 degrees 157 feet of the Southwest Corner of said SW 1/4 of the NE 1/4 of Section 26, in Township 10 North, Range 5 West; thence North 49 degrees West a distance of 120 feet; thence South 41 degrees West a distance of 60 feet; thence South 49 degrees East 120 feet; thence North 41 degrees East, a distance of 60 feet to the place of beginning.