

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

CRAWFORD COUNTY

TOWD POINT MORTGAGE TRUST 2018-1,
U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE
Plaintiff,

Case No. 2021CV000043

ALICE M. OHLERT, MARTIN L. OHLERT, ET.
AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 29, 2022, in the amount of \$166,502.90, the Sheriff of Crawford County will sell the described premises at public auction as follows:

DATE/TIME: July 7, 2022 at 09:30 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Crawford County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: on the West Entrance steps of the Crawford County Courthouse, City of Prairie du Chien, WI 53821

PROPERTY LEGAL DESCRIPTION:

A parcel of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 30, Township 7 North, Range 6 West, Town of Prairie du Chien, Crawford County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 30; thence South 89 degrees 53 minutes 17 seconds West along the South line of said SE 1/4 -NE 1/4, 1318.35 feet to the Southwest corner of said 1/4-1/4 and the point of beginning; thence North 00 degrees 33 minutes 16 seconds West along the West line of said 1/4-1/4, 250.80 feet to a 3/4" iron rod at the Southwest corner of a parcel conveyed to

Maynard Wiemers and described in Volume 278, pages 91-92; thence North 39 degrees 00 minutes 00 seconds East along the South line of said parcel, 285.01 feet to a 3/4" iron rod at the Northeast corner of a parcel of land described in Volume 361, pages 127-128 in the Office of the Register of Deeds for Crawford County; thence South 00 degrees 33 minutes 16 seconds East along the East line of said parcel, 270.00 feet to a 3/4" iron rod; thence South 02 degrees 42 minutes 30 seconds West, 130.45 feet to a 3/4" iron rod; thence South 78 degrees 22 minutes 51 seconds West, 172.28 feet to a 3/4" iron rod; thence South 00 degrees 33 minutes 16 seconds East, 120.61 feet to a 3/4" iron rod on the Northerly right-of-way line, 5.00 feet to a 1 1/2" hole drilled in a limestone boulder on the West line of said NE 1/4-SE 1/4; thence North 00 degrees 33 minutes 16 seconds West along said West line, 83.59 feet to the point of beginning.

EXCEPT the following described parcels:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 30, Township 7 North, Range 6 West, Town of Prairie du Chien, Crawford County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 30; thence South 89 degrees 53 minutes 17 seconds West along the East-West 1/4 Section line of said Section, 1318.35 feet to the Southwest corner of said SE 1/4-NE 1/4; thence North 00 degrees 33 minutes 16 seconds West along the West line of said 1/4-1/4, 250.80 feet to a 3/4" solid round iron rod at the point of beginning; thence North 39 degrees 00 minutes 00 seconds East, 249.38 feet to a 3/4" solid round iron rod; thence South 00 degrees 33 minutes 16 seconds East, 175.00 feet to a 3/4" solid round iron rod; thence South 83 degrees 14 minutes 06 seconds West, 159.75 feet to the point of the beginning, as recorded in the Register of Deeds Office for Crawford County, Wisconsin in Volume 478 of Records, page 381.

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 30, Township 7 North, Range 6 West, Town of Prairie du Chien, Crawford County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 30; thence South 89 degrees 53 minutes 17 seconds West along the East-West 1/4 Section line of said Section, 1318.35 feet to the Southwest corner of said SE 1/4-NE 1/4; thence North 00 degrees 33 minutes 16 seconds West along the West line of said 1/4-1/4, 250.80 feet to a 3/4" solid round iron rod at the point of beginning; thence North 00 degrees 33 minutes 16 seconds West along said West line, 200.00 feet to a 3/4" solid round iron rod; thence North 83 degrees 14 minutes 06 seconds East, 182.57 feet to a 3/4" solid iron rod; thence South 39 degrees 00 minutes 00 seconds West, 285.01 feet to the point of beginning, as recorded in the Register of Deeds Office for Crawford County, Wisconsin in Volume 485 of Records, page 19.

TAX KEY NO.: 12-014-0504-0001

PROPERTY ADDRESS: 35845 WHITE BRIDGE LANE, PRAIRIE DU CHIEN, WI 53821

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Dated this 26th day of May, 2022.


Crawford County Sheriff's Department

**THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**