

BMO HARRIS BANK N.A.
f/k/a HARRIS, N.A. f/k/a COMMUNITY
BANK GROUP, f/k/a WISCONSIN STATE BANK,

Plaintiff,

v.

ELI D. RANDALL,
VICKIE S. RANDALL,
JOHN DOE TENANT(S), unknown tenant(s) of ELI D.
RANDALL and VICKIE S. RANDALL, and
JANE DOE TENANT(S), unknown tenant(s) of ELI D.
RANDALL and VICKIE S. RANDALL,

Defendants.

Case No. 12CV110
Case Codes: 30404 and 30301
Mortgage Foreclosure and
Money Judgment

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 22nd day of January, 2013, I will sell at public auction on the West entrance steps of the Crawford County Sheriff's Office, 224 North Beaumont Road, Prairie du Chien, Wisconsin, 53821 on the 28th day of July, 2016 at 9:30 a.m., all of the following premises, to-wit:

The Northwest One-quarter (1/4) of the Southwest One-quarter (1/4), the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4), the North One-half (1/2) of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4), the North One-half (1/2) and the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4), the North One-half (1/2) of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4), all in Section Three (3); and the East One-half (1/2) of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) and the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4), all in Section Ten (10); all being located in Township Seven (7) North, Range Five (5) West, Town of Wauzeka, Crawford County, Wisconsin, described as follows: Beginning at the Northwest corner of the Southwest One-quarter (1/4) of Section Three (3); thence North 89°31'47" East, 3951.48

**Do Not Remove
Prior to Sale Date
Under Penalty of Law**

feet to a No. 6 rebar at the Northeast corner of the North One-half (1/2) of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Three (3); thence South 0°25'52" East, 651.80 feet to the Southeast corner thereof; thence South 89°23'39" West, 1305.80 feet to a No. 6 rebar at the Southwest corner thereof; thence South 0°19'51" East, 1965.37 feet to a Crawford County cast iron monument at the Northeast corner of the Northwest One-quarter (1/4) of Section Ten (10); thence South 0°51'48" West, 2618.93 feet to a No. 6 rebar at the Southeast corner thereof; thence South 88°59'30" West, 1315.69 feet to a No. 6 rebar at the Southwest corner of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4); thence North 0°58'19" East, 1308.60 feet to a No. 6 rebar at the Northwest corner thereof; thence North 88°57'00" East, 656.62 feet to a No. 6 rebar at the Southwest corner of the East One-half (1/2) of the Northeast One-quarter of the Northwest One-quarter (1/4); thence North 0°55'03" East, 1309.03 feet to the Northwest corner thereof; thence North 0°28'11" West, 656.84 feet to a No. 6 rebar at the Northwest corner of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Three (3); thence South 89°03'53" West, 1970.90 feet to a No. 6 rebar at the Southwest corner of the North One-half (1/2) of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4); thence North 0°52'55" West, 1986.56 feet to the point of beginning.

Along with and subject to an easement for ingress and egress over and across a 33 foot wide strip of land the centerline of which is described as follows: Commencing at the Northwest corner of the Northwest corner of the Northwest One-quarter (1/4) of Section Ten (10); thence North 88°54'30" East, 1310.79 feet to a No. 6 rebar at the Northeast corner of the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) and the point of termination of Fox Lane and the point of beginning of the easement; thence South 27°55'19" West, 377.85 feet to a No. 6 rebar; thence Southerly 132.38 feet along the arc of a 192.05 foot radius curve to the left, making a central angle of 39°29'42" and a long chord of 129.78 feet that bears South 8°10'28" West to a No. 6 rebar; thence South 11°34'23" East, 93.16 feet to a No. 6 rebar; thence South 24°18'04" East, 474.39 feet to a No. 6 rebar; thence Southeasterly, 425.97 feet along the arc of a 728.306 foot radius curve to the left, making a central angle of 33°30'30" and a long chord of 419.92 feet that bears South 41°03'19" East to a No. 6 rebar on the North line of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) and the termination of the line being described.

(Tax Parcel Nos. 12-022-0044-0000, 12-022-0045-0000, 12-022-0046-0001, 12-022-0047-0001, 12-022-0049-0000, 12-022-0172-0001, 12-022-0176-0000)

Also 66 foot wide strip of land; being a portion of that Township Road being known as Fox Lane, located in the Southwest One-quarter (1/4) of the

Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Five (5) West, Town of Wauzeka, Crawford County, Wisconsin, the centerline of which is described as follows: Commencing at the East One-quarter (1/4) corner of Section Three (3); thence South 89°31'47" West on the South line of the Northeast One-quarter (1/4) of Section Three (3), 2059.35 feet to a No. 6 rebar on the centerline of Fox Lane; thence North 36°27'25" East on said centerline 62.14 feet; thence North 41°36'36" East, 233 feet to the centerline of County Trunk Highway N and the termination of the line being described.


(Tax Parcel No. 12-022-0038-0001)

Property Address: Situated on Fox Lane
Wauzeka, WI 53826
Parcel Id.: 12-022-0038-0001, 12-022-0044-0000,
12-022-0045-0000, 12-022-0046-0001,
12-022-0047-0001, 12-022-0049-0000,
12-022-0172

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or certified check. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Prairie du Chien, Wisconsin, this 14 day of June, 2016.



Dale McCullick
Sheriff of Crawford County, WI

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:
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