
PROF-2013-S3 LEGAL TITLE TRUST II

Plaintiff

Case No. 17CV22

Vs.

NOTICE OF SHERIFF'S SALE

THOMAS G. LAWRENCE, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 27, 2017 in the amount of \$202,255.08, the Crawford County Sheriff will sell the premises described below at public auction as follows:

DATE/TIME: July 22, 2021 at 9:30 AM.**TERMS:**

1. 10% down in cash, cashier's check, money order, or other certified funds, at the time of sale;
2. Balance due within 10 days of confirmation of sale;
3. Failure to pay balance due will result in forfeit of deposit to plaintiff.
4. Sold "as is" and subject to all legal liens, encumbrances, and payment of applicable transfer taxes and recording fees by purchaser.
5. **MINIMUM BIDDER QUALIFICATIONS.** No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE:

On the West Entrance steps of the Crawford County Courthouse, 220 North Beaumont Road, Prairie du Chien, WI 53821.

PROPERTY DESCRIPTION:

A parcel of land located in the SW ¼ of the SE ¼ and the SE ¼ of the SW ¼ of Section 26, T9N, R5W, Town of Seneca, Crawford County, Wisconsin, more particularly described as follows:

Commencing at a 2" iron pipe at the West ¼ corner of said Section 26; thence South 0° 00' 09" W along the West line of the SW ¼ of said Section 26, 1912.62 feet; thence S 83° 29' 43" East, 2,609.94 feet to a 3/4" solid round iron rod at the point of beginning; thence N 40° 39' 55" West, 222.35 feet to the centerline of Schmidt Road; thence North 67° 40' 27" East along said centerline, 14.52 feet to the point of curvature of a curve to the left having a central angle of 47° 49' 54" and a radius of 202.00 feet; thence Northerly along the arc of said curve and said centerline, 168.63 feet to the point of tangency thereof, said curve having a long chord bearing North 43° 45' 30" East, 163.78 feet; thence North 71° 38' 31" East, 193.10 feet to a 3/4" solid round iron rod; thence South 48° 17' 19" East, 114.21 feet to a 3/4" solid round iron rod; thence South 07° 15' 24" West, 277.14 feet to a 3/4" solid round iron rod; thence South 81° 51' 14" West, 105.76 feet to a 3/4" solid round iron rod; thence North 83° 29' 43" West, 111.37 feet to the point of beginning. Said land being in the Town of Seneca, Crawford County, State of Wisconsin.

ADDRESS: 23852 Schmidt Road, Eastman, WI 54626**TAX KEY NO: 018-0534-0001**

Cummisford, Acevedo & Associates, LLC
Attorney for Plaintiff
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414-761-1700

Dated this 10th day of June 2021.

Dale McCullick, Crawford County Sheriff

Cummisford, Acevedo & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.