

PEOPLES STATE BANK,  
a Wisconsin banking corporation,

Plaintiff,

CASE NO: 10 CV 8

-vs-

MARC A. REISING,  
KAREN A. REISING,  
JAMES E. REISING,  
CRAWFORD COUNTY TREASURER,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of and pursuant to an Order for Judgment and Judgment in the above-entitled action entered on December 18, 2013, in the amount of \$311,910.60, the Sheriff will sell the following-described real property at public auction as follows:

**PROPERTY ADDRESS:** 55345 Dutch Ridge Road, Wauzeka, Wisconsin

**TAX PARCEL NUMBERS:** 12-002-0266-0000; 12-022-0267-0001; 12-022-0259-0001;  
12-022-0162-0000; 12-022-0263-0000; 12-022-0264-0000;  
12-022-0265-0000

**LEGAL DESCRIPTION:** *A parcel of land being partly located in the North Half of the Southwest Quarter (N½ SW¼) and partly in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼), all in Section Sixteen (16), Township Seven (7) North, Range Five (5) West, Crawford County, Wisconsin, described as follows, to wit:*

*Commencing at the Southwest corner of Section Sixteen (16), Township Seven (7) North, Range Five (5) West, Crawford County, Wisconsin; thence South 89° 43'46" East, 2340.63 feet along the South line of said Section Sixteen (16), to a ¾ inch diameter reinforcing bar in an existing fenceline and the point of beginning; thence North 0° 06' 08" West, 1324.77 feet to a ¾ inch diameter reinforcing bar in an existing fenceline; thence South 89°32'04" West, 1412.80 feet to a ¾ inch diameter reinforcing bar; thence North 0°46'49" East, 1329.67 feet to a ¾ inch diameter reinforcing bar in an existing fenceline; thence South 89°33'58" East, 1713.97 feet to a ¾ inch diameter reinforcing bar in an existing fenceline; thence South, 2631.35 feet to a ¾ inch diameter reinforcing bar in an existing fenceline; thence North 89°43'46" West, 316.91 feet to the point of beginning, containing 61.74 acres.*

*Excepting a three cornered piece of land in the extreme Southeast part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) said piece being Sixteen (16) feet wide at its widest place.*

*The North Half (N½) of Section Sixteen (16), EXCEPTING THEREFROM that part of the intended to be conveyed by that deed recorded in the Office of the Register of Deeds for said Crawford County in Volume 89 of Deeds on Page 115, and that part of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section Sixteen (16) lying South of the Highway running nearly East and West through said Forty; EXCEPT a parcel of land located in the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section 16, Township 7 North, Range 5 West, Town of Wauzeka, Crawford County, Wisconsin, more particularly described as follows: Commencing at the East Quarter corner of Section 16, Township 7 North, Range 5 West thence proceeding N 00°12'03" W, 613.45 feet along the East line of the Northeast Quarter of said Section 16 to the centerline of Dutch Ridge Road and the point of beginning; thence continuing N 00°12'03" W, 378.57 feet along the East line of the Northeast Quarter of said Section 16; thence S 88° 57'12"W, 130.74 feet; thence S 46°54'40" W, 148.86 feet; thence N 74°08'16" W, 323.49 feet; thence S 15°59'29" W, 256.62 feet; thence S 10°03'39" W, 114.61 feet to the centerline of Dutch Ridge Road; thence following the centerline of Dutch Ridge Road on a curve to the left having a radius of 1340.00 feet (the chord of which bears S 86°46'13" E, 323.08 feet); thence continuing along the centerline of Dutch Ridge Road N 86°18'21" E, 209.25 feet; thence continuing along the centerline of Dutch Ridge Road on a curve to the right having a radius of 1065.00 feet (the chord of which bears N 89°18'01" E, 111.27 feet) to the point of beginning.*

*AND ALSO that part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Nine (9) described as follows: Commencing at the Southwest corner of the last said Forty running North Thirty-Five (35) rods to the highway, thence in a Southeasterly direction along said highway until it crosses the South line of the last said Forth, thence West to the place of beginning, being the parcel intended to be conveyed by that deed recorded in said office in Volume 50 of Deeds on Page 392; all of said lands being in Township Seven (7) North, Range Five (5) West of the 4<sup>th</sup> P.M. in said Crawford County, Wisconsin, and subject to any existing highway conveyances and easements for utility or other purposes.*

**EXCEPTING THEREFROM:**

*A parcel of land located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) and the Northeast*

*Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Sixteen (16), Township Seven (7) North, Range Five (5) West of the 4<sup>th</sup> P.M., Town of Wauzeka, Crawford County, Wisconsin, described as follows:*

*Commencing at the Northeast corner of said Section 16, said corner being the point of beginning; thence North 89° 43' 22" West 2670.99 feet along the North line of said Section 16 to the North Quarter corner thereof; thence North 89° 54' 22" West 685.46 feet along the North line of said Section to a point in the centerline of a township road known as Dutch Ridge Road; thence 30.92 feet on the arc of a curve to the left having a radius of 800.00 feet and a long chord bearing South 50° 43' 48" East 30.92 feet along said centerline; thence South 51° 50' 14" East 457.27 feet along said centerline; thence 306.01 feet on the arc of a curve to the left having a radius of 1200.00 feet and a long chord bearing South 59° 08' 34" East 305.19 feet along said centerline; thence South 66° 26' 54" East 32.92 feet along said centerline; thence 299.97 feet on the arc of a curve to the right having a radius of 1100.00 feet and a long chord bearing South 58° 38' 09" East 299.04 feet along said centerline; thence South 50° 49' 25" East 126.29 feet along said centerline; thence 161.92 feet on the arc of a curve to the left having a radius of 600.00 feet and a long chord bearing South 58° 33' 17" East 161.43 feet along said centerline; thence South 66° 17' 10" East 137.22 feet along said centerline; thence 58.01 feet on the arc of a curve to the right having a radius of 2000.00 feet and a long chord bearing South 65° 27' 19" East 58.01 feet along said centerline; thence North 89° 30' 06" East 439.34 feet; thence South 33° 08' 04" East 260.05 feet; thence South 56° 20' 30" West 162.78 feet to a point in the centerline of said Dutch Ridge Road; thence South 48° 12' 21" East 161.34 feet along said centerline; thence 213.00 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing South 39° 29' 20" East 212.18 feet along said centerline; thence South 30° 46' 19" East 210.11 feet along said centerline; thence 704.12 feet on the arc of a curve to the left having a radius of 823.73 feet and a long chord bearing South 55° 15' 36" East 682.88 feet along said centerline to the Southwest corner of a previous survey by Travis Kramer dated 4-28-2006; thence North 10° 09' 33" East 114.61 feet along a line of said survey; thence North 16° 04' 41" East 257.37 feet along a line of said survey; thence South 73° 58' 02" East 323.49 feet along a line of said survey; thence North 47° 04' 54" East 148.86 feet along a line of said survey; thence North 89° 07' 26" East 131.62 feet along a line of said survey to a point on the East line of said Section 16; thence North 00° 03' 04" West 1627.64 feet along the East line of said Section 16 to the point of beginning.*

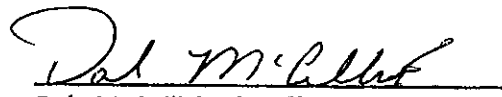
**PLACE:** Crawford County Courthouse (west steps)  
220 North Beaumont Road  
Prairie du Chien, Wisconsin

**DATE:** January 22, 2015

**TIME:** 9:30 a.m.

**TERMS:** Cash; down payment required at the time of Sheriff's sale in the amount of 10% by cash, money order, cashier's check, or certified check made payable to the Crawford County Clerk of Court, balance of sale price due upon confirmation of sale by the Court. Property to be sold as a whole, "as is" and subject to all liens, encumbrances, real-estate taxes, accrued and accruing, special assessments, if any, penalties and interest. Purchaser to pay all transfer and recording fees and the cost of title evidence.

**DATED:**

  
Dale McCullick, Sheriff  
Crawford County, Wisconsin

**ABT LAW OFFICE**  
PO Box 128  
Westby, WI 54667  
608.634.2157