

STATE OF WISCONSIN CIRCUIT COURT KEWAUNEE COUNTY

WISCONSIN BANK & TRUST

Plaintiff,

v.

Case Codes: 30404 and 30405
Case No. 21-CV-56

ESTATE of KEITH A. DUESCHER
c/o Ian H. Cameron, Special Administrator

LOREN A. DUESCHER

SUNSHINE HEIFERS, LLC
c/o Jeffrey E. Blevins, Registered Agent

GARY C. VANDELOO

BANK OF LUXEMBURG

Defendants.

NOTICE OF SHERIFF'S SALE

TO THE PUBLIC:

PLEASE TAKE NOTICE that, by virtue of Order for Judgment and Judgment entered in the above-captioned action on March 29, 2022 in the amount of \$1,432,744.54 (not inclusive of interest), the Sheriff will sell the described premises at public auction as follows.

NOTE: The Order for Judgment and Judgment referenced above has been assigned by Wisconsin Bank & Trust to Sunshine Heifers, LLC; and, therefore, for purposes of this sheriff's sale, Sunshine Heifers, LLC shall be considered Plaintiff for all intents and purposes.

DATE AND TIME OF SALE: **Tuesday, November 29, 2022 at 10:00 am**

LOCATION OF SALE: In the lobby of the Kewaunee County Courthouse
613 Dodge Street, Kewaunee, WI 54216

TERMS OF SALE: Successful bidders are required to have 10% of their bid in cash or certified check at the time of sale, made payable to the Kewaunee County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash or certified check no later than ten

(10) days after the Court's Confirmation of Sale or the 10% down payment is forfeited to Plaintiff. The property will be sold subject to any and all liens, encumbrances, unpaid real estate taxes, special assessments, and interest and penalties, all of which shall become the responsibility of the successful bidder. The property is sold "as is" and is not available for viewing.

SALE PRICE:

The property will be sold to the highest bidder.

DESCRIPTION

The southern-most one half (1/2) of the following-described parcels. For clarity, the property that is the subject of this sale is the southern-most one half (1/2) of Parcel No. 1 (as described below) and the southern-most one half (1/2) of Parcel No. 2 (as described below). The property that is the subject of this sale consists of approximately 37.5 acres, being the southern-most 17.5 acres of Parcel No. 1 and the southern-most 20 acres of Parcel No. 2.

This sale is being conducted contemporaneously with another sheriff's sale on the northern-most one halves (1/2) of Parcel No. 1 and Parcel No. 2 in Kewaunee County Case No. 21-CV-54. In the event the successful bidders on the southern-most one halves (1/2) and northern-most one halves (1/2) of Parcel No. 1 and Parcel No. 2 are two different and unrelated individuals and/or entities, then the Court's Confirmation of Sale shall be contingent upon such successful bidders' completion of the requisite survey and/or Deed work (as applicable) to redraw/adjust the boundary lines to allow for the successful bidders to receive their respective one half (1/2) interests in Parcel No. 1 and Parcel No. 2. The results of such survey and/or Deed work, if necessary, will be such that two new parcels will be created—one parcel consisting of the northern-most one halves (1/2) of the existing Parcel No. 1 and Parcel No. 2 (such first new parcel being approximately 37.5 acres) and the second parcel consisting of the southern-most one halves (1/2) of the existing Parcel No. 1 and Parcel No. 2 (such second new parcel being approximately 37.5 acres).

Parcel No. 1:

The Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin, EXCEPTING THEREFROM:

Lot One (1) of Certified Survey Map No. 777 recorded August 20, 2018, in Volume 10 of Certified Sruvey Maps on Page 70 as Document No. 461258 (said map being part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9),

Township Twenty-three (23) North, Range Twenty-four (24) East,
Town of West Kewaunee, Kewaunee County, Wisconsin).


Parcel No. 31 020 9.071

Parcel No. 2:

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of
Section Nine (9), Township Twenty-three (23) North, Range Twenty-
four (24) East, Town of West Kewaunee, Kewaunee County,
Wisconsin.

Parcel No. 31 020 9.08

Dated this 7th day of November, 2022.



Matthew Joski, Kewaunee County Sheriff