

STATE OF WISCONSIN

CIRCUIT COURT

KEWAUNEE COUNTY

WISCONSIN BANK & TRUST,

Plaintiff,

v.

Case No. 21 CV 35

#30404 - Foreclosure

LOREN A. DUESCHER,
JILL M. DUESCHER,
TISCH MILLS FARM CENTER, INC.,
RIO CREEK FEED MILL, INC.,
CNH INDUSTRIAL CAPITAL AMERICA LLC, and
LEGEND FARMS INVESTMENTS, LLC,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above-entitled action on the 28th day of July, 2021, in the amount of \$1,081,695.89, the Sheriff will sell the described premises at public auction **IN THE FOLLOWING ORDER UNTIL THE TOTAL BIDS PAY THE JUDGMENT IN FULL. (NOT ALL PARCELS MAY BE SOLD AT TIME OF SALE).**

DESCRIPTION:

TOWN HALL REAL ESTATE
THE FOLLOWING **TWO** PARCELS TO BE SOLD SEPERATELY IN THE
FOLLOWING ORDER:

PARCEL 5 (TAX PARCEL NO. 31 020 27.102):

The West Half of the Northwest Quarter of the Southwest Quarter (W1/2 NW1/4 SW1/4), Section Twenty-seven (27), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin, Excepting Therefrom the property conveyed for roadway purposes in Volume 45 of Deeds, Page 54 and Volume 336 of Records, Page 105.

ADDRESS: The address is commonly known as Town Hall Road, Kewaunee, WI 54216.

PARCEL 6 (TAX PARCEL NO. 31 020 27.113):

The West Half of the Southwest Quarter of the Southwest Quarter (W1/2 SW1/4 SW1/4), Section Twenty-seven (27), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin, Excepting Therefrom the property conveyed for roadway purposes in Volume 45 of Deeds, Page 54 and Volume 336 of Records, Page 105.

ADDRESS: The address is commonly known as Town Hall Road, Kewaunee, WI 54216

PART OF WILLOW LANE REAL ESTATE

THE FOLLOWING **THREE** PARCELS MUST BE SOLD TOGETHER AND NOT SEPERATELY:

PARCEL 14 (TAX PARCEL NO. 31 020 9.151):

The East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), Section Nine (9), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

AND

Easement for the purpose of ingress and egress over the following described parcels:

The South 16 feet of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), of Section Sixteen (16), Township Twenty-Three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

AND

The West 30 feet of the East Half of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

AND

The West 30 feet of the East Half of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

PARCEL 7 (TAX PARCEL NO. 31 020 16.01):

The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

PARCEL 8 (TAX PARCEL NO. 31 020 16.021):

The East Half of the Northwest Quarter of the Northeast Quarter (E1/2 NW1/4 NE1/4), Section

Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

COUNTY ROAD F REAL ESTATE

THE FOLLOWING **TWO** PARCELS TO BE SOLD SEPERATELY IN THE FOLLOWING ORDER:

PARCEL 11 (TAX PARCEL NO. 31 020 16.09):

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as County Road F Real Estate, Kewaunee, WI 54216

PARCEL 12 (TAX PARCEL NO. 31 020 16.10):

The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as County Road F Real Estate, Kewaunee, WI 54216

PART OF WILLOW LANE REAL ESTATE

THE FOLLOWING **THREE** PARCELS MUST BE SOLD TOGETHER AND NOT SEPERATELY

PARCEL 9 (TAX PARCEL NO. 31 020 16.031):

The East Half of the Southwest Quarter of the Northeast Quarter (E1/2 SW1/4 NE1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

PARCEL 10 (TAX PARCEL NO. 31 020 16.141):

The East Half of the Northwest Quarter of the Southeast Quarter (E1/2 NW1/4 SE1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

PARCEL 13 (TAX PARCEL NO. 31 020 16.131):

The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Sixteen (16), Township Twenty-three (23) North, Range Twenty-four (24) East, Town of West Kewaunee, Kewaunee County, Wisconsin EXCEPTING THEREFROM the following described parcels:

Commencing at the Southeast corner of the said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) which is marked with a PK nail and is the point of real beginning; thence N00°13'E along the section line 338.00 feet; thence N89°51'20"W, 240.00 feet; thence S00°13'W, 338.00 feet to the 1/16th section line; thence S89°51'20"E along the 1/16th section line 240.00 feet to the point of real beginning; and

Commencing at the Southeast corner of said Section 16, which is marked by a Kewaunee County Monument; thence N00°13'E along the section line a distance of 1,669.50 feet to the point of real beginning; thence continue N00°13'E along the section line 228.0 feet; thence N89°51'20"W, 287.00 feet; thence S00°13'W, 228 feet; thence S89°51'20"E, 287.00 feet to the point of real beginning.

TOGETHER WITH AND SUBJECT TO the rights, conditions and obligations set forth in an easement for the purpose of repair, replacement or removal of a tile line across premises conveyed in a deed dated March 11, 1991 and recorded March 12, 1991 in Volume 250 of Records on Page 308 and as more specifically set forth in Water Management Agreement dated April 29, 1977 and recorded May 2, 1977 in Volume 168 of Records on Page 303, and Water Management Agreement dated August 20, 1985 and recorded August 21, 1985 in Volume 216 of Records on Page 14, Kewaunee County Records.

SUBJECT TO RESTRICTIONS contained in deed dated March 11, 1991 and recorded March 12, 1991 in Volume 250 of Records on Page 308 as Document No. 323927 prohibiting grantee or her heirs, successors and assigns from connecting any sanitary drain to the existing tile line referred to therein. AND FURTHER SUBJECT TO terms and conditions under Agreement dated April 17, 1986 and recorded April 18, 1986 in Volume 219 of Records on Page 534 as Document No. 303143.

ADDRESS: The address is commonly known as Willow Lane Real Estate, Kewaunee, WI 54216

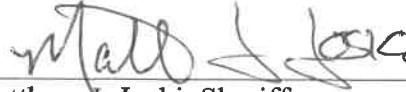
DATE/TIME: SEPTEMBER 27, 2022 / 10:00 A.M.

PLACE: Lobby of Kewaunee County Courthouse, 613 Dodge Street, Kewaunee, Wisconsin 54216

TERMS:

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.

2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.



Matthew J. Joski, Sheriff
Kewaunee County, Wisconsin

VAN LIESHOUT LAW OFFICE

Atty. David J. Van Lieshout

Attorney for Plaintiff

State Bar No. 1012641

P.O. Box 186

Little Chute, WI 54140-0186

(920) 788-0800

davevl@littlechutelaw.com

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.