

**STATE OF WISCONSIN
CIRCUIT COURT, SAUK COUNTY**

WESTBY CO-OP CREDIT UNION

a Wisconsin chartered credit union

501 N. Main Street

Westby, WI 54667

Plaintiff,

vs.

Case Classification Type and Code:

Foreclosure of Mortgage

30404

Case Number 19 CV 346

KENNETH M. SCHNEIDER

a/k/a **KENNETH MICHAEL SCHNEIDER**

MATT BISHOP

d/b/a **BISHOP'S AG SERVICES**

REEDSBURG AREA MEDICAL CENTER, INC.

a Wisconsin corporation

ST. JOSEPH EQUIPMENT, INC.

a Wisconsin corporation

SOUTH CENTRAL DAIRY TESTING COOPERATIVE

a Wisconsin membership cooperative

REEDSBURG UTILITY COMMISSION

a Wisconsin non-profit public power system

HILLSBORO EQUIPMENT, INC.

a Wisconsin corporation

and

UNITED STATES OF AMERICA

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a judgment of foreclosure and sale entered in the above-entitled action on the 4th day of December, 2019, in the amount of \$280,175.19 principal, plus interest in the amount of 6.5% per annum from and after December 4, 2019, until paid in full, the undersigned Sheriff of Sauk County, Wisconsin, will sell at public auction on the front steps of the Sauk County Courthouse, at 515 Oak Street, in the City of Baraboo, Sauk

County, Wisconsin, on the 21st day of July, 2020, at 10:00 a.m. on that day, the real estate directed by said judgment to be sold and therein described as follows:

Lot One (1) of Certified Survey Map No. 6521 as recorded in the Office of the Register of Deeds for Sauk County, Wisconsin in Volume 39 of Certified Surveys on Page 6521, as Document No. 1148674. (Located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.)

Part of Tax Roll Parcel Number: 030-0865-00000
Physical Address: S4181A Golf Course Road, Reedsburg, WI 53959

(Physical address is for reference only, legal description set forth above is full and accurate description of premises. In the event of any discrepancy between this physical address and the legal description set forth above, the legal description shall control.)

- TERMS:
- 1) Immediately upon conclusion of the sheriff sale high bidder must pay a down payment equal to ten percent (10.0%) of the purchase price, paid in cash, certified funds or certified bank check payable to the Clerk of Court;
 - 2) The balance of the purchase price is due within 10 days after the judicial confirmation of sale;
 - 3) The property is sold "as is" and subject to all real estate taxes accrued and accruing, special assessments, if any, and all legal liens and encumbrances and other matters of title;
 - 4) Purchaser to pay all transfer and recording fees and the cost of title evidence; and
 - 5) MINIMUM BID QUALIFICATIONS FOR BIDDERS. This sale is governed by Sec. 846.155, Wis. Stats. No bidder other than a party in the foreclosure action or said party's agent, or an assignee of the plaintiff, may submit a bid at this sale unless the bidder meets all of the qualifications required under Sec. 846.155, Wis. Stats., at the time of the sale. No sale to a purchaser that is not a party in the foreclosure action, or said party's agent, or an assignee of the plaintiff, may be confirmed unless prior to confirmation of sale the purchaser submits to the court an affidavit confirming that the purchaser meets the minimum bidder requirements of Sec. 846.155, Wis. Stats.

Dated this 15 day of June, 2020.



Richard T. Meister
Sauk County Sheriff

Attorney Robert K. Ginther
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