

STATE OF WISCONSIN

CIRCUIT COURT

FOND DU LAC COUNTY

ARCHIE L. HOBBS,

Plaintiff,

vs.

Case No.: 24-CV-278

BONNIE L. HOBBS,

and

MIDFIRST BANK
a/k/a MIDLAND MORTGAGE,

Defendants.

RECEIVED

OCT 17 2024

FDL CO SHERIFF'S OFFICE

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Default entered in the above-entitled partition action on October 15, 2024, I will sell the following property at public auction as follows:

Property Address: 213 N. Main Street, Rosendale, WI 54974

Legal Description: Commencing at a point 47 rods North and 4 rods West of the 1/4 post on the South side of Section 35, Township 16 North, Range 15 East, running thence North 5 rods, thence West 16 rods, thence South 5 rods, thence East 16 rods, to the place of beginning. Also that other piece or parcel of land commencing at the Southeast corner of the above described piece of land running thence North 5 rods, thence East to the West line of the North and South road, thence South 5 rods following the West line of said road, thence West to place of beginning. All of the above land lying and being in the Village of Rosendale, Fond du Lac County, Wisconsin.

Tax ID No.: V07-16-15-35-12-024-00

Place of Sale: Room H of the City-County Government Center
160 S. Macy Street
Fond du Lac, WI 54935

Time of Sale: November 12, 2024 at 9:00am.

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Terms of Sale: Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check or certified funds (personal checks cannot and will not be accepted). The balance of the successful bid, the amount of the transfer fee due under Wis. Stat. § 77.22, if any, and the amount of the fee due to under Wis. Stat. § 59.43 to record the deed and any other document required for such recordation, must be paid to the Clerk of Courts in Cash, cashier's check, or certified funds no later than ten (10) days after the Court's confirmation of sale. Provided, however, that if the judgment creditor or his assignee is the successful bidder, he may pay the successful bid amount by delivering a credit against the judgment for such amount to the Sheriff. The property is sold "AS IS" "WHERE IS" and subject to all liens, encumbrances, and unpaid real estate taxes. Upon receipt of such funds or credit, the Sheriff will issue to the successful bidder a certificate of sale pursuant to Wis. Stat., § 815.38.

Judgment Amount: Judgment in favor of the Plaintiff was entered on October 15, 2024, in the amount of \$11,242.16

Mortgage Interest: Plaintiff's judgment is subject and subordinate to the Mortgage Lien Interest held by MidFirst Bank. The payoff on MidFirst Bank's mortgage interest was approximately \$89,552.06 October 15, 2024.

Dated this 18 day of October, 2024.



Ryan F. Waldschmidt
Fond du Lac County Sheriff

Drafted By:
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