

STATE OF WISCONSIN CIRCUIT COURT WASHINGTON COUNTY

FORTE BANK

Case No. 23-CV-126

Plaintiff,

-vs-

ERIC D. SKELL,
DORADA LLC,
BANK OF AMERICA, N.A., and
COTTONWOOD FINANCIAL WISCONSIN
DBA The Cash Store,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of the Findings of Fact, Conclusions of Law and Judgment entered on July 10, 2023 in the original amount of \$198,647.85, the Sheriff will sell the described premises at public auction as follows:

TIME: February 14, 2024 at 10:00 a.m.

PLACE: Lobby of the Washington County Government Center, 432 East Washington Street, West Bend, WI 53095.

TERMS: Pursuant to said Judgment, 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 else 10% down payment is forfeited to the plaintiff. The Buyer shall pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

The property is sold "as is" and subject to all liens and encumbrances.

DESCRIPTION:

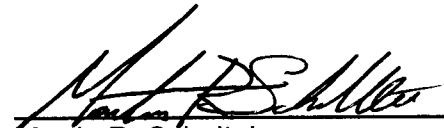
Lot Five (5) in TOWN OF HARTFORD ASSESSOR'S PLAT OF SHADY LANE AREA, being all of Certified Survey Map No. 3808, and being a part of Government Lot 4 in the Southwest 1/4 of the Northwest 1/4 of Section 26, Town 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin.

FORMERLY KNOWN AS:

That part of Government Lot Four (4) in the Northwest Quarter (NW ¼) of Section Twenty- six (26), Township Ten (10) North, Range Eighteen (18) East, Town of Hartford, Washington County, Wisconsin, described as follows, viz:

Commencing at a point 33 feet North of the West quarter post of said Section 26; thence East, 62.50 feet; thence North 0° 13' East, 194 feet; thence East, 182.30 feet to a point which is the Southwest corner of the parcel of land herein conveyed; thence East, 55 feet; thence North 1° 14' West, 215 feet to the high water mark of the shore of Pike Lake; thence in a Westerly direction along the high water mark of Pike Lake to a point which is North 1° 14' West, 220 feet of the starting point; thence South 1° 14' East, 220 feet to the Southwest corner of said parcel of land and the point of beginning.

PROPERTY ADDRESS: 6062 Shady Lane, Hartford, WI 53027
Tax Key No. T6-0664005



Martin R. Schulteis
Washington County Sheriff

THIS DOCUMENT DRAFTED BY:

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