

STATE OF WISCONSIN

CIRCUIT COURT

GRANT COUNTY

PEOPLES STATE BANK

a Wisconsin Banking Corporation

Plaintiff,

vs.

Case Type: Foreclosure of Mortgage
Code No. 30404

**DIANNE L. VON BERGEN,
ROBERT BRADSHAW,
JOHN DOE – Renter, and
JANE DOE - Renter**

Defendants.

Case No. 2024-CV-224

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on the 1st day of August, 2024, I will sell at public auction at the North Entrance of the Grant County Courthouse, 130 West Maple Street, in the City of Lancaster, Wisconsin 53813, on the 4th day of February, 2025, at 9:00 A.M., all of the following described mortgaged premises located in the Village of Patch Grove, Grant County, Wisconsin, more particularly described as follows:

Commencing 1,629.54 feet (24.69 chains) South and 33 feet (50 links) East of the quarter post on the North side of Section Four (4), Township Five (5) North, Range Five (5) West of the 4th P.M., Patch Grove, Grant County, Wisconsin; thence running East 99 feet (1.50 chains); thence South 148.5 feet (2.25 chains); thence West 99 feet (1.50 chains); thence North 148.50 feet (2.25 chains) to the place of beginning, EXCEPT the North 30.03 feet (45 1/2 links) thereof.

Now described as follows:

Part of the Northeast Quarter (N.E.1/4) of Section Four (4), Town Five (5) North, Range Five (5) West of the 4th P.M., Grant County, Wisconsin, described as follows: Commencing at the North Quarter corner of Section Four (4), Town Five (5) North, Range Five (5) West of the 4th P.M., Town of

Patch Grove, Grant County, Wisconsin; thence South 00°48'11" East 1,629.54 feet along the North-South Quarter line of said Section 4; thence North 89°11 '49" East 30.00 feet to the Northwest corner of that property as described in Volume 790, Page 784; thence North 89°11 '49" East 99.00 feet along the North line of that property as described in said Volume 790, Page 784; thence South 00°48'11" East 30.03 feet along the East line of that property as described in said Volume 790, Page 784, being the point of beginning; thence South 00°48'11" East 118.47 feet along the East line of that property as described in Volume 906, Page 73 at Grant County, Wisconsin Registers Office; thence South 89°11 '49" West 99.00 feet along the South line of that property as described in said Volume 906, Page 73; thence North 00°48'11" West 118.47 feet along the West line of that property as described in said Volume 906, Page 73; thence North 89°11 '49" East 99.00 feet along the North line of that property as described in Volume 906, Page 73 to the point of beginning.

PROPERTY ADDRESS: 320 Main Street, Patch Grove, WI 53817

TERMS OF SALE:

1. 10% down in cash, cashier's check or certified Funds at time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to Plaintiff.
2. Property sold "as is" and subject to all liens and encumbrances.
3. Buyer to pay all applicable Wisconsin Real Estate Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statutes Sec. 846.155.

Dated at Lancaster, Wisconsin, this 2nd day of January, 2025.



Craig Reukauf
Sheriff, Grant County, Wisconsin

PETERSON, ANTOINE & PETERSON, S.C.
110 East Haydn Street
P.O. Box 430
Prairie du Chien, WI 53821

Peterson, Antoine & Peterson, S.C., is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.