

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 16

DANE COUNTY

THE PARK BANK,

Plaintiff,

Case No. 2025 CV 378

Foreclosure of Mortgage: 30404

v.

ESTATE OF SHIRLEY A. KALSCHEUR,

and

**NAZARETH COMPLETE CARE, LLC d/b/a
NAZARETH HEALTH AND REHABILITATION
CENTER,**

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure made in the above-entitled action on April 14, 2025, in the amount of \$36,087.94, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction in Room 357 of the City County Building, 210 Martin Luther King, Jr. Blvd., Madison, WI, on

July 22, 2025

At 10:00 a.m., all of the following described premises:

Part of the Northwest Quarter (NW 1/4) of Section 6, Township 5 North, Range 11 East, in the Township of Dunkirk, Dane County, Wisconsin, described as follows: Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4); thence North along the center line of United States Highway No. 51 for a distance of 363.0 feet to the point of beginning of this description; thence North 87 degrees 45' East 157.17 feet; thence North 0 degrees 05' East 104.37 feet; thence Southerly along said center line for a distance of 104.4 feet to the point of beginning. Exception therefrom that part described in Warranty Deed dated January 3, 1991 and recorded March 7, 1991 in Volume 15512 of Records, Page 65, as Document No. 2249279.

Tax Parcel No. 026/0511-062-8720-6


Mailing address (for informational purposes only):
1542 US Highway 51, Stoughton, WI 53589

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL
REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

TERMS OF SALE: 10% down payment in certified funds (cash, money order, or cashier's check) at sale, balance due within ten (10) days of confirmation of sale by the Court. Such sale will be as-is and subject to outstanding real estate taxes and other unenclosed liens and interests of record, if any. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Purchaser, if other than Plaintiff, is responsible for applicable real estate transfer fees in addition to the purchase price.

Dated at Madison, Wisconsin, June 10, 2024.

DANE COUNTY SHERIFF



Calvin Barrett, or his designee

Drafted by:
Alex J. Becker
Murphy Desmond S.C.
Attorneys for Plaintiff
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Murphy Desmond S.C. is a debt collector, and any information obtained will be used for that purpose.