

ONE COMMUNITY BANK,

Plaintiff,

NOTICE OF SHERIFF'S SALE

vs.

Case No.: 2024CV003861

SCOTT P. FLEMING

Case Code: 30404

Defendant.

PLEASE TAKE NOTICE, that by virtue of Summary Judgment for Foreclosure and Sale entered May 15, 2025, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction, in Room 354 of the City-County Building, 210 Martin Luther King Jr. Blvd Madison, Wisconsin, on **Tuesday, August 26, 2025, at 10:00 a.m.** in the forenoon of that day, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

PARCEL I:

Part of Outlot A and also part of Segoe Road (vacated) in the Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence North 89°31' East along North line of said Outlot, 245.0 feet; thence South 1°42' East 20.0 feet to the South line of newly widened Odana Road and point of beginning of this description; thence continue South 1°42' East 183.64 feet to the new Northwest line of Segoe Road; thence North 48°59' East along said new Northwest line of Segoe Road, 84.39 feet; thence on a curve to the left whose radius is 70.0 feet and whose long chord bears North 24°15' East for a distance of 58.58 feet; thence North 0°29' West 60.53 feet; thence on a curve to the left whose radius is 15.0 feet and whose long chord bears North 45°29' West for a distance of 21.21 feet to the South line of newly widened Odana Road; thence South 89°31' West along said South line of newly widened Odana Road, 77.55 feet to the point of beginning.

PARCEL II:

Part of Outlot A, Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence North 89°31' East along the North line of said Outlot, 245.0 feet; thence South 1°42' East 20.0 feet to the South line of newly widened Odana Road and point of beginning of this description; thence South 89°31' West along said South line of newly widened Odana Road, 145.53 feet; thence on a curve to the

THIS DOCUMENT DRAFTED BY:
Attorney Alec Sime BOSSHARD | PARKE, LTD.
P O Box 966, La Crosse, WI 54602

left whose radius is 100.0 feet and whose long chord bears South 47°23'07" West for a distance of 134.17 feet; thence North 89°34' East 246.95 feet; thence North 1°42' West 90.23 feet to the point of beginning.

PARCEL III:

Part of Outlot A and also part of Segoe Road (vacated), Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence North 89°31' East along the North line of said Outlot, 245.0 feet; thence South 1°42' East 110.23 feet to the point of beginning of this description; thence continue South 1°42' East 93.41 feet to the new Northwest line of Segoe Road; thence South 48°59' West along said new Northwest line of Segoe Road, 91.39 feet; thence North 0°26' West 152.78 feet; thence North 89°34' East 67.44 feet to the point of beginning.

PARCEL IV:

Part of Outlot A, Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence 0°26' East, along extended East line of Gilbert Road, 119.91 feet to the point of beginning of this description; thence on a curve to the right whose radius is 100.0 feet and whose long chord bears North 2°24'37" East, for a distance of 9.92 feet; thence North 89°34' East 179.51 feet; thence South 0°26' East 92.08 feet; thence South 89°34' West 180.0 feet to the East line of Gilbert Road; thence North 0°26' West, along said East line of Gilbert Road, 82.17 feet to the point of beginning.

PARCEL V:

Part of Outlot A and also part of Segoe Road (vacated), Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence South 0°26' East along the East line of Gilbert Road and said line extended, 202.08 feet to the point of beginning of this description; thence continue South 0°26' East along the East line of Gilbert Road, 44.0 feet; thence North 89°34' East 180.0 feet; thence North 0°26' West 44.0 feet; thence South 89°34' West 180.0 feet to the point of beginning.

PARCEL VI:

Part of Outlot A and also part of Segoe Road (vacated), Golf Green Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Outlot A; thence South 0°26' East along the East line of Gilbert Road and said line extended, 246.08 feet to the point of beginning of this description; thence North 89°34' East 180.0 feet; thence South 0°26' East 16.70 feet to the new Northwest line of Segoe Road; thence South 48°59' West along said new Northwest line of Segoe Road, 128.34 feet;

thence on a curve to the right whose radius is 50.0 feet and whose long chord bears North 65°43'30" West for a distance of 90.84 feet to the East line of Gilbert Road; thence North 0°26' West along said East line of Gilbert Road 62.22 feet to the point of beginning.

*Collectively: 702 Odana Lane, Madison, Wisconsin 53711
(Tax Parcel No. 251/0709-304-1201-3)*

TERMS OF SALE:

All parcels described above (collectively the "Property") must be purchased as one lot. No bid will be accepted for any parcel or parcel group separately. Any successful bidder must purchase all parcels of the Property together for one aggregate price. Property is sold "as is" Cash (10%) down payment at sale, balance within ten (10) days of Court approval of sale or deposit to be forfeited. Buyer is responsible for title insurance, recording fees, and transfer tax.

Dated this 23 day of July, 2025.



Kalvin D. Barrett, Sheriff
Dane County, Wisconsin