

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

DANE COUNTY

TOWD POINT MORTGAGE TRUST 2015-1, BY
U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE
Plaintiff,

Case No. 2024CV003272

ESTATE OF LINDA M. SCHMIDT, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 10, 2025, in the amount of \$161,984.76, the Sheriff of Dane County will sell the described premises at public auction as follows:

DATE/TIME: January 20, 2026 at 10:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Dane County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: at the Public Safety Building, Room 2002, 115 W. Doty, Madison, WI 53703

PROPERTY LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE IN DANE COUNTY, STATE OF WISCONSIN (HEREINAFTER CALLED THE "PROPERTY"):

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 5 NORTH; RANGE 11 EAST, TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 48 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST; THENCE EAST 15-1/4 RODS; THENCE SOUTH 40 RODS; THENCE WEST 15-1/4 RODS; THENCE NORTH TO THE PLACE OF BEGINNING. EXCEPT THE LAND DEEDED TO JOHN O.

LEE AND HELEN J. LEE BY WARRANTY DEED RECORDED IN VOLUME 775 OF DEEDS, PAGE 273, AS DOCUMENT NO. 1098276 DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, TOWNSHIP OF DUNKIRK, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SECTION 9, 540.38 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9; THENCE SOUTHERLY 264.0 FEET; THENCE WESTERLY 100.0 FEET; THENCE NORTHERLY 264.00 FEET TO THE NORTH LINE OF THE SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 100.0 FEET TO THE POINT OF BEGINNING.

THIS IS NOT HOMESTEAD PROPERTY. EXCEPTING AND RESERVING ALL THAT CERTAIN PROPERTY KNOWN AS 0.12 ACRE ACQUIRED BY STATE OF WI DEPT. OF TRANSPORTATION FROM OMAR LEE PERSONAL REPRESENTATIVE OF ESTATE OF RUBY HOUGAN LEE AND LINDA M. SCHMIDT BY DEED DATED 03/19/1991 RECORDED 03/19/1991 IN DEED VOLUME 15558 PAGE 36. TAX MAP OR PARCEL ID NO.: 026-0511-091-8570-3

TAX KEY NO.: 026/0511-091-8570-3

PROPERTY ADDRESS: 909 US Highway 51, Stoughton, WI 53589

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Dated this 11 day of December, 2025.



Dane County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.