

ONE COMMUNITY BANK,

Plaintiff,

vs.

SCOTT P. FLEMING

Defendant.

NOTICE OF SHERIFF'S SALE

Case No.: 2024CV003861

Case Code: 30404

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, January 20, 2026, 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:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the Southeasterly line of Monroe Street at the point of intersection of said Southeasterly line of Monroe Street with an extension Southeasterly of the Southwesterly line of Baltzell Street; thence Southwesterly along the said Southeasterly line of Monroe Street 40 feet; thence Southeasterly parallel to said extension of the Southwesterly line of Baltzell Street 77 feet; thence Southwesterly parallel to Monroe Street 7 feet; thence Southeasterly parallel to said extension of the Southwesterly line of Baltzell Street 43 feet; thence Northeasterly parallel to Monroe Street 47 feet to a point on the extension Southeasterly of the Southwesterly line of Baltzell Street; thence Northwesterly along said extension of the Southwesterly line of Baltzell Street 120 feet to the place of beginning.

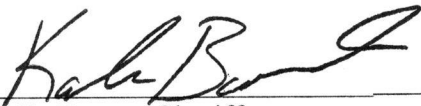
2929 Monroe Street, Madison, Wisconsin 53711

(Tax Parcel No. 251/0709-281-1307-9)

TERMS OF SALE:

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 29 day of December, 2025



Calvin D. Barrett, Sheriff
Dane County, Wisconsin

THIS DOCUMENT DRAFTED BY:
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