

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:

Lot Five (5), Block Twenty-Three (23), Nakoma, in the City of Madison, Dane County, Wisconsin, except the following described parcel; commencing at the Southwesterly corner of said Lot 5; thence Southeasterly along the Northerly line of Wanda Place, 83.0 feet to the Southeasterly corner of said Lot 5; thence Northeasterly along the line between Lot 5 and Lot 13 of said plat, 139.6 feet; thence Westerly in a straight line 107.4 feet to a point on the Westerly line of Lot 5, which point is 131.5 feet Northeasterly from the place of beginning; thence Southwesterly along said Westerly line of Lot 5, 131.5 feet to the place of beginning.

*1126 Waban Hill, Madison, Wisconsin 53711
(Tax Parcel No. 251/0709-321-1405-5)*

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