

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

Freedom Mortgage Corporation

Plaintiff,

vs.

Teddy A. Schlueter and Capital One Bank (USA), N.A.

Defendants.

NOTICE OF ADJOURNED FORECLOSURE SALE

Case No. 17-CV-002347 Branch 2

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 7, 2017 in the amount of \$400,727.49 the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: April 8, 2025 at 10:00 a.m.

ADJOURNED TIME: May 13, 2025 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd.
Madison, WI

DESCRIPTION: See attached Legal Description

PROPERTY ADDRESS: 3989 Oak Park Rd Deerfield, WI 53531-9715

DATED: March 31, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

Parcel 1: Lot 3 of Certified Survey Map No. 11603, recorded in Volume 71 of Certified Survey Maps of Dane County, pages 7-10, as Document No. 4133698, and being a redivision of Lot 1 of Certified Survey Map No. 2975 and Lot 1 of Certified Survey Map No. 10385, together with and being further located in parts of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, all in Town 7 North, Range 12 East, in the Town of Deerfield, Dane County, Wisconsin. Parcel 2: That part of the Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 17, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 7 North, Range 12 East, in the Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Southwest corner of Section 17, thence North $89^{\circ} 55' 14''$ West along the South line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 7 North, Range 12 East, in the Town of Deerfield, 1337.54 feet to the Southwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $01^{\circ} 09' 17''$ East along the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 818.45 feet to the Southwest corner of Certified Survey Map No. 1966; thence North $89^{\circ} 49' 00''$ East along the South line of said Certified Survey Map and the South line of Prairie Village Plat, 890.60 feet; thence North $89^{\circ} 17' 00''$ East along the South line of Prairie Village Plat and Certified Survey Map No. 1457 to the centerline of Oak Park Road, (said centerline also being the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 7 North, Range 12 East) in the Town of Deerfield; thence South $01^{\circ} 20' 00''$ West along said Section line 813.03 feet to the Southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ as established on a survey by Abex Corp, dated March 1, 1982 as File No. M212-L in the Dane County Surveyors Office; thence South $01^{\circ} 29' 45''$ West along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 7 North, Range 12 East, 363.29 feet to the North line of the abandoned Chicago and Northwest Railroad Right-of-Way; thence South $76^{\circ} 24' 50''$ West along said right-of-way, 684.54 feet; thence South $01^{\circ} 57' 35''$ East, 829.57 feet to the Southwest corner of Certified Survey No. 4994 and the center line of Hommen Road (said center line also being the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20); thence South $87^{\circ} 23' 33''$ West along said center line 665.51 feet to the West line of said Northwest $\frac{1}{4}$ of Section 20; thence North $01^{\circ} 57' 35''$ East along the West line of said Northwest $\frac{1}{4}$ of Section 20, 1327.33 feet to the point of beginning. Except: That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 7 North, Range 12 East, conveyed to the Chicago, Milwaukee and Northwestern Railway Company by Deed, recorded May 3, 1881, in Volume 114 of Deeds, Page 486, as Document No. 146657. Also Except: That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 7 North, Range 12 East, conveyed to the Town of Deerfield by Deed recorded July 15, 1942, in Volume 424 of Deeds, Page 285, as Document No. 661398. Further excepting: Certified Survey Map No. 11603, recorded in Volume 71 of Certified Survey Maps of Dane County, Wisconsin, Pages 7 through 10, inclusive, as Document No. 4133698, in the Town of Deerfield, Dane County Wisconsin.

Tax Parcel #024/071217392800 and 024/071220287000