

MAY 07 2025

Clerk of Circuit Court Office

FILED

STATE OF WISCONSIN CIRCUIT COURT CRAWFORD COUNTY

LAKE RIDGE BANK,
Successor-by-merger to Monona Bank

Plaintiff,

v.

Case No.: 2024CV33

Case Code: 30404

SINGING BIRD LLC, et al.

Defendants.

NOTICE OF FORECLOSURE SALE

By virtue of and pursuant to a JUDGMENT OF FORECLOSURE entered in the above-entitled action on the 5th day of November, 2024, in the amount of \$561,992.69 I will sell at public auction at the front entrance of the Courthouse in the City of Prairie du Chein, Crawford County, Wisconsin, on June 26, 2025, all of the following described real estate located in Crawford County, Wisconsin, to-wit:

DATE/TIME: June 26, 2025, at 9:30 a.m.

PLACE: West entrance steps of the Crawford County Courthouse, 220 N. Beaumont Rd.,
Prairie du Chien, Wisconsin 53821.

TERMS OF SALE:

1. Cash.
2. Ten percent (10%) of the successful bid must be paid at the sale in the form of cash, cashier's check, or money order payable to the Crawford County Clerk of Courts ("Clerk of Court"). 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 money order within ten (10) days after the date of confirmation of the sale or else the ten percent (10%) down payment is forfeited.
3. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.
4. Property is being sold in AS IS condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation

of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence.

PROPERTY DESCRIPTION:

Parcel 1:

All that part of Blocks 47 and 52, Union plat, City of Prairie Du Chien, Crawford County, Wisconsin bounded on the North by Mcleod Street, on the East by State Trunk Highway 35, on the South by vacated Perry Street, and on the West by the alley in Block 47, together with the vacated street lying between said Blocks 47 and 52; excepting the following described parcels:

Parcel A: Commencing at the northwest corner of the East 1/2 of Block 47, Union Plat, City of Prairie Du Chien, Crawford County, Wisconsin; thence South 80 feet; thence East 70 feet; thence North 80 feet to the north line of said Block 47; thence West 70 feet along said north line to the point of beginning.

Parcel B: Commencing at the northwest corner of Block 52; thence West 42 feet; thence South 59 feet; thence East 22 feet; thence South 42 feet; thence South 86 degrees 40 minutes East, 92.4 feet to the westerly right-of-way of State Trunk Highway "35"; thence North 20 degrees East 50 feet along said right-of-way; thence North 22 degrees, 37 minutes, 40 seconds East, 64.34 feet along said right-of-way to the north line of said Block 52; thence West 114.1 feet along said north line to the point of beginning.

Parcel C: Commencing at the northwest corner of the East 1/2 of Block 47, Union Plat; thence South 80 feet along the west line of said East 1/2 of said Block 47; thence South 183 feet along said west line of said East 1/2 of said Block 47 to the point of beginning; thence South 73 feet along said west line of said East 1/2 of said Block 47; thence East 60 feet; thence North 73 feet; thence West 60 feet to the point of beginning.

All subject to use restrictions as are set forth in that certain agreement between Arthur J Frydenlund and Elaine Frydenlund, his wife and Gerrard Realty Corp., a Wisconsin Corporation, dated 6/7/1973 and recorded in 282-D-162, office of the register of deeds, Crawford County, Wisconsin.

Also subject to right of access to the excepted parcels above hereinabove identified as Parcel "A" and parcel "B" over the existing roadways on the premises.

Parcel 2:

Commencing at the northwest corner of Block 52; thence West 42 feet; thence South 59 feet; thence East 22 feet; thence South 42 feet; thence South 86 degrees 40 minutes East, 92.4 feet to the westerly right-of-way of State Trunk Highway "35"; thence in a northeasterly direction along said right-of-way to the north line of said Block 52; thence West 114.1 feet along said north line to the point of beginning.

Excepting any lands conveyed for highway purposes.

PROPERTY ADDRESS: 533 and 535 North Marquette Road, Prairie Du Chien, WI 53821.

TAX PARCEL NOS.: PINs: 12-271-1436-0000 and 12-271-1450-0000.

As of September 30, 2024, the amount due to Plaintiff is not less than \$561,992.69.

Dated: _____, 2025


Dale McCullick, Sheriff
Crawford County, Wisconsin

This instrument was drafted by:
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