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U.S. Bank National Association

Plaintiff,

Case No. 2020CV000812

v.

Estate of Allan G. Decker,

Defendant.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on February 24, 2021 in the amount of \$80,247.82, I will sell at public auction, located at Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

**May 26, 2021**

At 10:00 AM, all of the following described premises, to wit:

BEING PART OF LOT 7 AND PART OF LOT 8, BLOCK 28, SWIFT'S ADDITION DESCRIBED AS FOLLOWS. COMMENCING AT A POINT IN THE EAST BOUNDARY LINE OF LOT 7 IN BLOCK 28, OF SWIFT'S ADDITION TO EDGERTON, WISCONSIN 1 ROD NORTHERLY FROM THE SOUTH CORNER OF SAID LOT 7, THENCE NORTHWESTERLY AT A RIGHT ANGLE TO SAID EAST BOUNDARY LINE 5.5 RODS; THENCE AT A RIGHT ANGLE NORTHEASTERLY TO A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF LOT 4 OF SAID BLOCK PERPENDICULAR TO THE EAST SIDE OF SAID LOT 7, THENCE AT A RIGHT ANGLE NORTHWESTERLY TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE AT A RIGHT ANGLE AND ALONG THE NORTHWESTERLY LINE OF LOTS 7 AND 8 TO A LINE DRAWN 4 RODS FROM AND PARALLEL TO FIRST ABOVE DESCRIBED LINE; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 8 RODS TO FRONT LINE OF LOT 8; THENCE AT A RIGHT ANGLE SOUTHERLY 4 RODS TO POINT OF BEGINNING.

ALSO A PARCEL COMMENCING IN THE NORTHWEST MARGIN OF SWIFT STREET, AT A POINT 9 RODS NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 5, OF BLOCK 28 OF SWIFT'S ADDITION TO THE CITY OF EDGERTON, ROCK COUNTY, WISCONSIN, AS PER THE RECORDED PLAT THEREOF; THENCE AT A RIGHT ANGLE TO SWIFT STREET, NORTHWESTERLY 5.5 RODS; THENCE AT A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE MARGIN OF SWIFT STREET TO A POINT WHERE A PERPENDICULAR TO SAID SWIFT STREET, LET FALL FROM THE MOST EASTERLY CORNER OF LOT 4 OF SAID BLOCK WILL INTERSECT A LINE PARALLEL TO AND 5.5 RODS NORTHWESTERLY OF SAID SWIFT STREET, THENCE AT A RIGHT ANGLE NORTHWESTERLY 2.5 RODS TO THE MOST EASTERLY CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY IN THE DIRECTION OF A CONTINUANCE OF THE NORTHEAST BOUNDARY OF LOT 4 OF SAID BLOCK, TO A POINT SITUATED

4 RODS SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE AT A RIGHT ANGLE SOUTHWESTERLY IN A LINE PERPENDICULAR TO ROLLIN STREET, DRAWN FROM THE MOST SOUTHERLY CORNER OF LOT 4, ABOUT 8.5 FEET TO A POINT WHERE SAID FIRST DESCRIBED LINE, DRAWN PERPENDICULAR TO SWIFT STREET AT A POINT 9 RODS NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 5, WILL INTERSECT SAID PERPENDICULAR TO ROLLIN STREET; THENCE SOUTHEASTERLY ALONG SAID LINE DRAWN PERPENDICULAR TO SWIFT STREET TO A POINT 9 RODS NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 5 TO A POINT IN SAID PERPENDICULAR WHICH IS DISTANT 5.5 RODS NORTHWESTERLY FROM THE NORTHWEST MARGIN OF SWIFT.

ALSO RIGHT OF WAY GRANTED BY AGREEMENT OF JA JENSEN AND WIFE WITH CLARA COON UNDER DATED OF AUGUST 14, 1919 AND RECORDED IN VOLUME 18, PAGE 19 OF BOOK OF MISC. RECORDED IN OFFICE OF REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN.

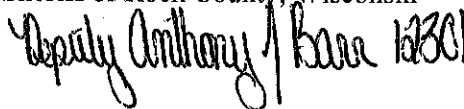
Street Address: 206 Swift Street, Edgerton, WI 53534  
Tax Key No. 6-26-810

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.



Troy Knudson  
Sheriff of Rock County, Wisconsin



Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-20-00955

**NOTE: This law firm is a debt collector.**