

THE AMERICAN NATIONAL BANK OF BEAVER DAM,  
Plaintiff,

Case No: 16 CV 35  
Case Code: 30404  
Case Type: Foreclosure of Mortgage

-v-

THE ROGER O. OLSON REVOCABLE LIVING TRUST  
ROGER OLSON a/k/a Roger O. Olson, individually  
THE ELIZABETH M. OLSON REVOCABLE LIVING TRUST  
c/o Elizabeth Olson - Trustee  
ELIZABETH M. OLSON, individually,  
a/k/a Elizabeth M. Knilans  
WISCONSIN DEPT. OF WORKFORCE DEVELOPMENT  
WISCONSIN DEPARTMENT OF REVENUE  
UNITED STATES INTERNAL REVENUE SERVICE,  
Defendants.

**NOTICE OF SALE**

By virtue of and pursuant to a Judgment of Foreclosure entered in the above entitled action on the 3<sup>rd</sup> day of June, 2016, I will sell at public auction in the lower west lobby (front steps) of the Rock County Courthouse, 51 South Main Street, in the City of Janesville, County of Rock, Wisconsin on **September 7, 2016 at 10:00 a.m.**, all of the following described mortgaged premises, to-wit:

**Lot 1 of Certified Survey Map recorded in Volume 4 of Certified Survey Maps on pages 277 and 278 as Document No. 825716 and being a part of the SW 1/4 of the NE 1/4 of Section 6, Town 2 North, Range 12 East of the 4<sup>th</sup> P.M., Rock Township, Rock County, Wisconsin.**

**Tax Key No. 034 00800501  
Address: 939 S. Kessler Road, Janesville, WI**

- TERMS OF SALE: Cash
- DOWN PAYMENT: 10% down of amount bid in cash or certified check at the time of sale made payable to Clerk of Courts; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- SALE SUBJECT TO: Property to be sold as a whole "AS IS, WHERE IS" and subject to all legal liens and encumbrances, tenant rights and leases, real estate taxes, accrued and accruing special assessments, if any, penalties and interest. Purchaser to pay all recording fees, Wisconsin Real Estate Transfer Tax and cost of title evidence.

Dated this 5<sup>th</sup> day of July, 2016.

*Robert D. Spoden*  
Robert D. Spoden  
Rock County Sheriff  
*By Deputy Anthony Bane 12361*

Attorney Sam Kaufman  
408 E. Main Street  
P.O. Box 430  
Waupun WI 53963-0430

This is an attempt to collect a debt and any information obtained will be used for those purposes.

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

THE AMERICAN NATIONAL BANK OF BEAVER DAM,

Plaintiff,

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ROGER OLSON a/k/a Roger O. Olson, individually

THE ELIZABETH M. OLSON REVOCABLE LIVING TRUST

c/o Elizabeth Olson - Trustee

ELIZABETH M. OLSON, individually,

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**PART OF OUTLOT 10-1 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, LOCATED IN THE NE 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 10, T.1N., R.12E. OF THE 4<sup>TH</sup> P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN, INCLUDING VACATED REDTAIL DRIVE.**

**DESCRIBED AS FOLLOWS:** Beginning at the North 1/4 Corner of said Section; thence S.88°09'45"E. along the North Line of the NE 1/4 of said Section 2165.56 feet to the NW Corner of Lot 1 of a Certified Survey Map as recorded in Volume 24, Pages 52 thru 54; thence S.1°37'54"W. 200.00 feet to the SW Corner of said Lot; thence S.88°09'45"E. 435.60 feet to the SE Corner of said Lot; thence S.1°37'53"W. along the West Line of Duggan Road 1092.06 feet; thence S.44°13'24"W. continuing along said West Line, 65.72 feet to the North Line of Walters Road; thence S.86°48'54"W. along said North Line, 297.90 feet; thence Westerly, continuing along said North Line, along a Curve to the Right, 485.13 feet, having a radius of 1844.86 feet and a chord bearing N.85°39'06"W. 483.73 feet; thence N.78°07'06"W. continuing along said North Line, 168.06 feet, thence S.11°52'54"W. along a jog in said North Line, 10.00 feet; thence N.78°07'06"W. continuing along said North Line, 611.60; thence N.11°52'54"E. 255.0 feet; thence N.43°07'35"W. 244.13 feet; thence S.11°52'54"W. 395.0 feet to said North line, thence N.78°07'06"W. continuing along said North Line, 160.0 feet; thence Westerly, continuing along said North Line, along a curve to the left, 643.66 feet; having a radius of 1487.40 feet and a chord bearing of S.89°29'04"W. 638.65 feet; thence S.77°05'14"W. continuing along said North Line, 1.86 feet to the North-South Centerline of said Section; thence N.0°59'02"E. along said North-South Centerline 1183.39 feet to the place of beginning.

**Tax Parcel No. 6-2-86**

TERMS OF SALE:

Cash

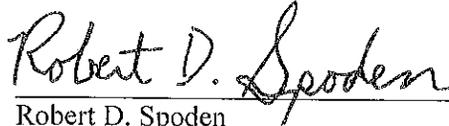
DOWN PAYMENT:

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SALE SUBJECT TO:

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Dated this 29<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Robert D. Spoden  
Rock County Sheriff

Attorney Sam Kaufman  
408 E. Main Street  
P.O. Box 430  
Waupun WI 53963-0430

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