

Valentina M. Annis f/k/a Valentina M. Hopp  
7127 E. County Rd. X  
Clinton, WI 53525

Plaintiff,

vs.

## Notice of Sheriff's Sale

**Case Code 30404**

**Case Number 16-CV-546**

Gary L. Ludwig  
7125 E. County Rd. X  
Clinton, WI 53525

and

Mortgage Electric Registration Systems, Inc., as  
nominee for First Federal Savings Bank LaCrosse-Madison,  
1818 Liberty Street, Suite 300  
Reston, VA 20190

Defendants.

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By virtue of and pursuant to a Interlocutory Judgment of Sale entered in the above entitled action on May 17, 2017, I will sell at public auction at the Main Lobby of the Rock County Courthouse, 51 South Main Street, Wisconsin, in Rock County, on 9/20, 2017, at 10:00, A.m., all of the following premises, to wit:

The South 210 feet in equal width of the West 161 feet in equal worth of a strip of land 322 feet wide off the entire East side of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township One North Range Thirteen East of the 4<sup>th</sup> P.M., except the East 10 feet in equal width, thereof, for easement purposes by the owners of a parcel of land adjacent and immediately East of the foregoing described land.

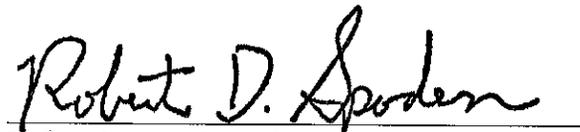
ALSO, a parcel of land in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township One North Range 13 of the 4<sup>th</sup> P.M., described as follows: Beginning at a point in the North line of Section 13, 322 feet West of the North  $\frac{1}{4}$  corner of said section; thence South, parallel with the North and South centerline of said Section, to the center of the highway known as Milwaukee Road; thence Northeasterly, along the centerline of said highway, to the intersection of said centerline with a line drawn parallel to and 161 feet distance from and West of the North and South Centerline, aforesaid; thence North, parallel with said North and South centerline to a point on the North line of said Section, distant 161 feet West from the North  $\frac{1}{4}$  corner, aforesaid; thence West, along the North line of said Section, 161 feet to the place of beginning, excepting from the foregoing, the East 10 feet thereof, for easement

purposes by the owners of a parcel of land adjacent and immediately East of the foregoing described land.

Together and subject to a 10 foot easement as created in Quit Claim Deed from Howard H. Olson and June Olson, his wife to Carl Olson, dated April 26, 1952, and recorded in the Office of the Register of Deeds for Rock County, Wisconsin on April 29, 1952 in Volume 424 Deeds on Page 164. All of the above is situated in the County of Rock and State of Wisconsin.

TERMS OF SALE: Cash    DOWN PAYMENT: 10% of amount bid by certified check.  
Street address of property to be sold is 7125 E. County Road X, Clinton, WI 53525.

Dated at Janesville, Wisconsin this 25<sup>th</sup> day of August, 2017.

  
Robert D. Spoden, Sheriff of Rock County

Dep. Peters 13514  
By:

Robert G. Blakely, SBN 1015047, Attorney for Plaintiff  
Blakely & Blakely Law Firm  
611 E. Grand Ave., Ste. A  
Beloit, WI 53511  
(608) 365-4401