

STATE OF CIRCUIT COURT LAFAYETTE COUNTY
WISCONSIN

CHEMICAL BANK
formerly known as TALMER BANK AND TRUST

Plaintiff,

v.

EARL-Y SPRING DAIRY, LLC
HERBERT J. HERBST
also known as HERB J. HERBST
MARLENE J. HERBST
JASON R. HERBST
WENDY HERBST
TARA HERBST
UNITED STATES OF AMERICA
FARM SERVICE AGENCY
CACH, LLC
MEMORIAL HOSPITAL OF
LAFAYETTE COUNTY
PREMIER COOPERATIVE
MIDLAND FUNDING, LLC
FRONTIER FS COOPERATIVE
FRONTIER-SERVCO, FS

Case No. 14CV68
Foreclosure of Mortgage: 30404
Money Judgment: 30301
Replevin: 30304

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE by virtue of a judgment of foreclosure and sale entered in the above-entitled action on January 26, 2018, in the amount of \$1,655,452.11, plus interest and attorneys' fees thereupon a certain mortgage executed by defendants Herbert J. Herbst, Marlene J. Herbst, John H. Herbst, Wendy Herbst, Tara Herbst and Jason R. Herbst to the plaintiff on May 16, 2007 recorded with the Register of Deeds for Lafayette County, Wisconsin, as Document No. 311777, a mortgage was executed by defendants Herbert J. Herbst, Marlene J.

Herbst, John H. Herbst, Wendy Herbst, Tara Herbst and Jason R. Herbst to the plaintiff on August 25, 2008 recorded with the Register of Deeds for Lafayette County, Wisconsin September 22, 2008 as Document No. 317382, a mortgage executed by defendants Herbert J. Herbst, Marlene J. Herbst, John H. Herbst, Wendy Herbst, Tara Herbst and Jason R. Herbst to the plaintiff on March 31, 2010, recorded with the Register of Deeds for Lafayette County, Wisconsin, as Document No. 324164; the undersigned Sheriff of Lafayette County, Wisconsin, will sell at public auction on December 10, 2018 at 10:00 a.m. on the second floor, in the central lobby area of the Lafayette County Courthouse, 626 Main Street, in Darlington, Wisconsin 53530, and that said action affects the title to the real estate described as follows, to-wit:

PARCEL I: The West One-Half ($\frac{1}{2}$) of the Southwest One-Quarter ($\frac{1}{4}$) of Section Twenty (20), in Township One (1) North, Range Four (4) East of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin. Tax Key Nos. 33.016.0485.0000 and 33.016.0486.0000.

PARCEL II: The Northwest One-Quarter ($\frac{1}{4}$) of the Northwest One-Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), in Township One (1) North, Range Four (4) East of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin. Tax Key No. 33.016.0625.0000.

PARCEL III: The Northeast One-Quarter ($\frac{1}{4}$) of the Northeast One-Quarter ($\frac{1}{4}$) of Section Thirty (30), in Township One (1) North, Range Four (4) East of the 4th P.M., Township of Gratiot, Lafayette County, Wisconsin. Tax Key No. 33.016.0636.0000.

PARCEL IV: The Southwest One-Quarter ($\frac{1}{4}$) of the Northwest One-Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), in Township One (1) North, Range Four (4) East, of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin. Tax Key No. 33.016.0626.0000.

Excepting from the above parcels the following:

Located in the Northwest One-Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), in Township One (1) North, Range Four (4) East of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin, being described as follows: Commencing at the Northwest corner of said Section Twenty-nine (29); thence South $88^{\circ}09'05''$ East 729.25' along the North line of said Section; thence South $01^{\circ}33'40''$ West 20.32' to a point in the centerline of a township road known as White School Road,

said point being the point of beginning; thence South 01°33'40" West 183.76 feet; thence South 46°41'55" West 113.29 feet; thence North 88°26'20" West 167.16 feet; thence North 01°33'40" East 183.73 feet; thence North 44°21'03" West 114.90 feet to a point in the centerline of said road; thence South 88°26'20" East 329.99 feet along said centerline to the point of beginning. Also a (33') wide ingress-egress easement being located in the Northwest ¼) of the Northwest ¼ of Section Twenty-nine (29), Township One (1) North, Range Four (4) East of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin, said easement being described as follows: Commencing at the Northwest corner of said Section Twenty-nine (29); thence South 88°09'05" East 729.25 feet along the North line of said Section; thence South 01°33'40" West 20.32 feet to a point in the centerline of a township road known as White School

Road, said point being the point of beginning; thence South 01°33'40" West 183.76 feet; thence South 46°41'55" West 113.29 feet; thence South 43°18'05" East 33.00 feet; thence North 46°41'55" East 127.01 feet; thence North 01°33'40" East 197.47 feet to a point in the centerline of said road; thence North 88°26'20" West 33.00 feet along said centerline to the point of beginning.

Also excepting therefrom:

The Southwest One-Quarter (¼) of the Southwest One-Quarter (¼) and the Northwest One-Quarter (¼) of the Southwest One-Quarter (¼) of Section Twenty (20), in Township One (1) North, Range Four (4) East of the 4th P.M., Gratiot Township, Lafayette County, Wisconsin, and being described as follows: Commencing at the Southwest corner of said Section Twenty (20); thence North 01°01'23" West 1318.21 feet along the West line of said Section to the point of beginning; thence North 01°02'23" West 354.64 feet along the West line of said Section; thence North 88°58'37" East 208.81 feet; thence South 01°01'23" East 354.64 feet; thence South 88°58'37" West 208.81 feet to the point of beginning.

PINS: 33.016.0485.0000, 33.016.0486.0000, 33.016.0625.0000, 33.016.0626.0000, 33.016.0636.0000

Terms of Sale: 10 percent down in cash, a money order or certified check made payable to the Lafayette County Clerk of Circuit Courts; balance due ten days after confirmation. Purchaser shall pay any unpaid real estate taxes and special assessments.

Dated this ____ day of _____, 2018.

Reg Gill, Sheriff
Lafayette County, Wisconsin

Drafted by:
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