

FILED  
09-08-2020  
Clerk of Circuit Court  
Price County, WI  
2020CV000021

STATE OF WISCONSIN CIRCUIT COURT PRICE COUNTY

FORWARD BANK

Plaintiff,

vs.

KENNETH C. TYSON

Mortgagor-defendant.

PRICE COUNTY CLERK OF CIRCUIT COURT  
MARSHFIELD CLINIC  
PRICE COUNTY CHILD SUPPORT AGENCY

Defendants.

**NOTICE OF SHERIFF'S SALE**

Case No.: 20-CV-21

Case Classification No.: 30404

By virtue of a judgment of foreclosure made and entered in the above entitled action on August 13, 2020, I will sell at public auction on the front steps of the Courthouse, located at 126 Cherry, Phillips, Wisconsin, on the 1<sup>st</sup> day of October, 2020 at 10:00 a.m., all of the following described premises to-wit:

**A parcel of land in that part of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Seven (7), Township Thirty-nine (39) North, Range One (1) East, Town of Fifield, Price County, Wisconsin, lying East and North of the Flambeau River, and described as follows:**

**Commencing at the NE corner of 7-39-1 East; thence West on the Section line in the center of town road a distance of 1380.2 feet to a concrete monument; thence S 4° 20' E, a distance of 436.7 feet to an iron pipe; thence S 52° W, a distance of 797.0 feet to an iron pipe located on the banks of the Flambeau River, which is known as the place of beginning; thence retracing on the same line N 52° E, a distance of 797.0 feet to an iron pipe; thence S 4° 20' E, a distance of 356.9 feet to an iron pipe; thence S 60° 10' W, a distance of 672.0 feet to an iron pipe; thence S 72° 20' W, a distance of 62.0 feet to an iron pipe located on the shore of the Flambeau River; thence North along the banks of the Flambeau River a distance of 233.0 feet to the place of beginning.**

**AND**

**A parcel of land located in that part of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Seven (7), Township Thirty-nine (39) North, Range One (1) East, Town of Fifield, Price County, Wisconsin, described as follows:**

Commencing at the NE section corner of 7-39-1 East; thence West along the Section line and center of road a distance of 1380.2 feet to a 6 inch concrete monument; thence S 4° 20' E, on a magnetic course a distance of 1049.1 feet to an iron pipe; thence South on a magnetic course 73° 30' W, a distance of 828.0 feet to an iron pipe located on the banks of the Flambeau River which is known as the place of beginning; thence retracing on the same line North on a magnetic course 73° 30' E, a distance of 828.0 feet to an iron pipe; thence North on a magnetic course 4° 20' W, a distance of 255.5 feet to an iron pipe; thence South on a magnetic course 60° 10' W, a distance of 672.0 feet to an iron pipe; thence South on a magnetic course 72° 20' W, a distance of 62.0 feet to an iron pipe located on the banks of the Flambeau River; thence Southwesterly along the East shore of the Flambeau River a distance of 191.0 feet to the place of beginning. Reserving a 3-rod roadway where now constructed.

TERMS OF SALE:

Cash. (10% Cash down payment at sale; balance within ten days of Court approval);  
Sale subject to any and all delinquent and unpaid real estate taxes;  
Sale also subject to any transfer tax required; and

Dated at Phillips, Wisconsin this 3<sup>rd</sup> day of September, 2020.

  
Brian Schmidt  
Sheriff of Price County, Phillips, Wisconsin

Attorneys for Plaintiff:  
Attorney Bruce A. Marshall  
State Bar No.: 1003966  
SLABY, DEDA, MARSHALL, REINHARD & WRITZ LLP  
215 N. Lake Ave. - P.O. Box 7  
Phillips, Wisconsin 54555  
Telephone: (715) 339-2196

The above property is located in the Town of Fifield, Price County, Wisconsin.

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