

STATE OF WISCONSIN : CIRCUIT COURT : DODGE COUNTY

NATIONAL EXCHANGE BANK & TRUST,

Plaintiff,

v.

Case No. 26 CV 254

ACE LAND HOLDINGS, LLC, and
ESTATE OF SCOTT J. SAMMON,
Defendants.

For Official Use

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that per a judgment of foreclosure entered on September 8, 2026 for \$42,262.62, the undersigned Sheriff will sell the following property at public auction as follows:

Property Address: **106 Wisconsin St. and 1307 N. Spring St., Beaver Dam, WI**
Tax Parcel No. 206-1214-3314-012

Place: Lobby of Dodge County Sheriff's Office
124 West St.
Juneau, WI 53963

Time of Sale: December 9, 2026 at 10:00 A.M.

Terms of Sale: At least ten percent (10%) of the successful bid must be paid to the Sheriff at the time of sale in cash, cashier's check or certified funds payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid, the amount of the transfer fee due under Wis. Stats. § 77.22, if any, and the recording fee due under Wis. Stats. § 59.43, must be similarly paid in full no later than ten (10) days after the Court confirms the sale, or else the down payment is forfeited to the Plaintiff. The property is sold "as is" "where is" and subject to all liens, encumbrances and unpaid real estate taxes.

Legal Description: Lands being part of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin. Commencing at the North corner of Lot 1 of Certified Survey Map No. 1183 as recorded in Volume 8 of Certified Surveys on page 402 in the Dodge County Register of Deeds Office; thence South 27 degrees 11 minutes 34 seconds West, 73.46 feet along the Northwesterly line of said Lot 1 and the Southeasterly right of way line of North Spring Street; thence South 34 degrees 57 minutes 57 seconds West, 185.65 feet along said Northwesterly line of said Lot and its extension and the Southeasterly right of way line of said North Spring Street to a point on a curve lying 50.00 feet South of the centerline of the main track of the Wisconsin and Southern Railroad; thence South 08 degrees 42 minutes 25 seconds East, 204.70 feet to a point on a curve lying 200.00 feet Southwesterly from said main track and being the point of beginning; thence Southeasterly 128.53 feet along a curve to the left, having

a radius of 2110.08 feet and a chord which bears South 59 degrees 29 minute 57 seconds East, 128.51 feet, through a central angle of 03 degrees 29 minutes 24 seconds to a point on the East line of Outlot 23 also being on the West line of Outlot 81; thence South 00 degrees 13 minutes 33 seconds East, 67.75 feet along said East line and said West line to a point on a curve on the Westerly right of way line of the Easterly wye track; thence Southwesterly 159.89 feet along a curve to the left, having a radius of 749.78 feet and a chord which bears South 52 degrees 17 minutes 12 seconds West, 159.59 feet, through a central angle of 12 degrees 13 minutes 07 seconds to a point on a curve where the Westerly right of way line of the East wye intersects the Easterly right of way line of the West wye; thence Northwesterly along the Easterly right of way line of said West wye 232.03 feet along a curve to the left, having a radius of 749.20 feet and a chord which bears North 03 degrees 47 minutes 08 seconds East, 231.10 feet through a central angle of 17 degrees 44 minutes 41 seconds to the point of beginning.

Lands being part of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin. Commencing at the North corner of Lot 1 of Certified Survey Map No. 1183 as recorded in Volume 8 of Certified Surveys on page 402 in the Dodge County Register of Deeds Office; thence South 27 degrees 11 minutes 34 seconds West, 73.46 feet along the Northwesterly line of said Lot 1 and the Southeasterly right of way line of North Spring Street; thence South 34 degrees 57 minutes 57 seconds West, 185.65 feet along said Northwesterly line of said Lot and its extension and the Southeasterly right of way line of said North Spring Street to a point on a curve lying 50.00 feet South of the centerline of the main track of the Wisconsin and Southern Railroad and being the point of beginning; thence Southeasterly 551.58 feet along a curve to the left, having a radius of 1,960.08 feet and a chord which bears South 61 degrees 53 minutes 07 seconds East, 549.36 feet, through a central angle of 16 degrees 06 minutes 42 seconds to a point on a curve on the centerline of the Easterly wye track; thence Southwesterly 250.71 feet along a curve to the left, having a radius of 716.78 feet and a chord which bears South 75 degrees 57 minutes 05 seconds West 249.43 feet, through a central angle of 20 degrees 02 minutes 25 seconds to a point located 200.00 feet Southwesterly from said main track; thence Northwesterly 304.37 feet along a curve to the right, having a radius of 2,110.08 feet and a chord which bears North 60 degrees 11 minutes 31 seconds West, 304.11 feet, through a central angle of 08 degrees 15 minutes 53 seconds to a point; thence Northwesterly along the Easterly line of lands described in Document No. 1017337 for a distance of 107.08 feet along a curve to the left, having a radius of 701.20 feet and a chord which bears North 12 degrees 36 minutes 56 seconds West, 106.97 feet through a central angle of 08 degrees 44 minutes 58 seconds to said Southeasterly right of way line of North Spring Street; thence North 34 degrees 57 minutes 57 seconds East 77.94 feet Northeasterly along said Southeasterly right of way line to the point of beginning,

AND

Commencing at the North corner of Lot 1 of Certified Survey Map No. 1183 as recorded in Volume 8 of Certified Surveys on page 402 in the Dodge County Register of Deeds Office; thence South 27 degrees 11 minutes 34 seconds West, 73.46 feet along the Northwestern line of said Lot 1 and the Southeasterly right of way line of North Spring Street; thence South 34 degrees 57 minutes 57 seconds West, 185.65 feet along said Northwestern line of said Lot and its extension and the Southeasterly right of way line of said North Spring Street to a point on a curve lying 50.00 feet South of the centerline of the main track of the Wisconsin and Southern Railroad; thence South 27 degrees 54 minutes 27 seconds East, 302.77 feet to a point on a curve lying 200.00 feet Southwesterly from said main track and being the point of beginning; thence Southeasterly 71.18 feet along a curve to the left, having a radius of 2,110.08 feet and a chord which bears South 62 degrees 12 minutes 38 seconds East, 71.18 feet, through a central angle of 01 degrees 55 minutes 58 seconds to a point on a curve on the Westerly right of way line of the Easterly wye track; thence Southwesterly 71.63 feet along a curve to the left having a radius of 749.78 feet and a chord which bears South 61 degrees 07 minutes 57 seconds West, 71.60 feet through a central angle of 05 degrees 28 minutes 24 seconds to a point located on the West line of Outlot 81 in the 3rd Ward of the City of Beaver Dam and also being the East line of Outlot 23; thence North 00 degrees 13 minutes 33 seconds West, 67.75 feet along said West line of Outlot 81 and said East line of Outlot 23 to the point of beginning.

Part of Outlots 23, 24 and 81 of the Original Third Ward of the City of Beaver Dam and being part of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin. Commencing at the East 1/4 corner of said Section 33; thence North 00 degrees 21 minutes 16 seconds West, 334.88 feet along the East line of said Northeast 1/4 to the extension of the Northerly right of way line of Wisconsin Street; thence South 89 degrees 36 minutes 59 seconds West, 1,146.97 feet along said Northerly right of way line to the centerline of the East "Y" track and the point of beginning; thence continuing South 89 degrees 36 minutes 59 seconds West, 36.75 feet along said Northerly right of way line to a point on a curve on the centerline of the West "Y" track; thence along said centerline Northeasterly 321.29 feet along the arc of a curve to the left, having a radius of 716.20 feet and a chord which bears North 05 degrees 40 minutes 44 seconds East, 318.60 feet and through a central angle of 25 degrees 42 minutes 10 seconds to a point on a curve lying 200.00 feet Southwesterly of the main track; thence along said curve Southeasterly 42.43 feet along the arc of a curve to the left, having a radius of 2,110.08 feet and a chord which bears South 57 degrees 10 minutes 42 seconds East, 42.43 feet and through a central angle of 01 degree 09 minutes 07 seconds to a point on a curve on the Easterly right of way line of said West "Y" track; thence Southwesterly 232.03 feet along the arc of a curve to the right, having a chord which bears South 03 degrees 47 minutes 08 seconds West 231.10 feet and through a central angle of 17 degrees 44 minutes 41 seconds to a point on a curve on the Westerly right of way line of said East "Y" track; thence Northeasterly 231.52 feet along the arc of a curve to the right, having a radius of 749.78 feet and a chord which bears North 55 degrees 01 minute 24 seconds East 230.60 feet and through a

central angle of 17 degrees 41 minutes 31 seconds to a point on a curve lying 200.00 feet Southwesterly of the main track; thence along said curve Southeasterly 42.25 feet along the arc of a curve to the left, having a radius of 2,110.08 feet and a chord which bears South 63 degrees 45 minutes 02 seconds East, 42.25 feet and through a central angle of 01 degree 08 minutes 50 seconds to a point on a curve on the centerline of said East "Y" track; thence along said curve Southwesterly 301.88 feet along the arc of a curve to the left and having a radius of 716.78 feet and a chord which bears South 53 degrees 51 minutes 57 seconds West, 299.65 feet and through a central angle of 24 degrees 07 minutes 50 seconds to the point of beginning.

Dated: 9/22/2016



Dale J. Schmidt
Sheriff of Dodge County, Wisconsin

Drafted by Attorneys for Plaintiff:

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