

STATE OF WISCONSIN

CIRCUIT COURT

GREEN LAKE COUNTY

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FARMERS AND MERCHANTS BANK

NOTICE OF FORECLOSURE SALE

Plaintiff,

CASE NO.: 17 CV 103

v.

CASE CODE: 30404

THOMAS W. TRAXLER, JR.

CHARRY TRAXLER

INTERNAL REVENUE SERVICE

Defendants.

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Please take notice, that by virtue of a judgment of foreclosure and sale entered in the above entitled action on the 5<sup>th</sup> day of December, 2017, in the amount of \$573,318.71, the undersigned sheriff of Green Lake County, Wisconsin, will sell at public auction in the main lobby of the Green Lake County Government Center at 571 County Road A, Green Lake, WI, on the 19<sup>th</sup> day of June, 2018, at 11:00 a.m., on that day, the real estate and mortgaged premises described as follows:

- PARCEL #1: The North 1/2 of the North 1/2 of the Northwest 1/4 of Section 1, Township 17 North, Range 13 East, EXCEPTING the following described parcels:
- (1) The South 140 feet of the West 203 feet of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 17 North, Range 13 East.
  - (2) Lot No. Two (2) of the Certified Survey Map No. 702 as recorded in Vol. 3 of the Certified Survey Maps on page 702, Green Lake County Registry.
  - (3) Lots No. One (1) and Two (2) of Certified Survey Map No. 815 as recorded in Volume 3 of the Certified Survey Maps on page 815, Green Lake County, Registry.
  - (4) Lots No. One (1) and Two (2) of Certified Survey Map No. 873 as recorded in Vol. 3 of Certified Survey Maps page 873, Green Lake County, Registry.
  - (5) Lot No. One (1) of Certified Survey Map No. 2251, as recorded in Vol. 10 of Certified Survey Maps page 2251, Green Lake County Registry.
  - (6) Lot No. One (1) of Certified Survey Map No. 2290, as recorded in Vol. 10 of Certified Survey Maps page 2290, Green Lake County Registry.
  - (7) Lot No. One (1) of Certified Survey Map No. 3217 as recorded in Volume 17 of Certified Survey Maps on page 3217, Green Lake County Registry.

The above described lands are now known as Lot Two (2) of Certified Survey Map No. 3217.

PARCEL #2:

Lot One (1) of the Certified Survey Map No. 2251, as recorded in Volume 10 of Certified Survey Maps on page 2251, Green Lake County Registry, located in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 17 North, Range 13 East.

Lot One (1) of Certified Survey Map No. 2290 as recorded in Volume 10 of Certified Survey Maps on page 2290, Green Lake County Registry, located in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 17 North, Range 13 East.

All of the above lying and being in the Town of Berlin, Green Lake County, Wisconsin.

Tax Identification Numbers: 002-00008-0100, 002-00008-0200, 002-00008-0000

The property address is: W301 East Waushara St., Town of Berlin.

Terms of sale: Pursuant to judgment, ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check or certified funds (personal check will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court confirmation of the sale or else the ten percent (10%) down payment is forfeited to the plaintiff. Property will be sold "As is" and subject to all liens, encumbrances and taxes. A third party purchaser is responsible for payment of the transfer fee.

Dated this 1 day of May, 2018.



Mark Podoll  
Green Lake County Sheriff

**SPOEHR, SMITS & BLAZEL, LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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