

THE BARABOO NATIONAL BANK,
a national banking corporation,
101 Third Avenue, P.O. Box 50
Baraboo, WI 53913

Plaintiff,

vs.

Case Classification Type and Code:

Foreclosure of Mortgage
30404

Case No: 11 CV 1024

KEVIN J. CRAWFORD

KATHLEEN A. CRAWFORD

and

COMMUNITY BUSINESS BANK
A Wisconsin chartered bank

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a judgment of foreclosure and sale entered in the above-entitled action on the 22nd day of December, 2011, the undersigned Sheriff of Sauk County, Wisconsin, will sell at public auction on the front steps of the Sauk County Courthouse, 515 Oak Street, in the City of Baraboo, Sauk County, Wisconsin, on the 26th day of June, 2012, at 10:00 a.m. on that day, the real estate directed by said judgment to be sold and therein described as follows:

Lots Four (4) and Six (6), Plat of Springbrook Hills, City of Baraboo, Sauk County, Wisconsin.

Physical Address: 1340 Springbrook Drive, Baraboo, WI 53913

Tax Roll No. 206-3117-00404 and 206-3117-00406

(Physical address and Tax Roll Numbers are for reference only, legal description set forth above is full and accurate description of premises. In the event of any discrepancy between this physical address, Tax Roll Numbers and the legal description set forth above, the legal description shall control.)

The sale will be conducted in separate stages in the following manner: 1) The Sheriff shall accept bids on Lot One as a whole separate from Lot Two; 2) The Sheriff shall accept bids on Lot Two as a whole separate from Lot One; and 3) The Sheriff shall accept bids on Lot One and Lot Two together as a combined parcel. If both the total bid on Lot One separately, and the total bid on Lot Two separately, are each separately high enough to pay the judgment under Count Two in full, then the sheriff shall accept as the winning bid the separate bid on Lot One or Lot Two, at the option of the plaintiff, and all other bids shall be rejected. If only one of the separate bids on Lot One separately, and Lot Two separately, are high enough to pay the judgment under Count Two in full, then the sheriff shall accept as the winning bid the separate bid on the lot that garnered the bid high enough to pay the judgment under Count Two, and all other bids shall be rejected. If neither the total bid on Lot One separately, nor the total bid on Lot Two separately, are each separately high enough to pay the judgment under Count Two in full, then the sheriff shall accept as the winning bid the combination of bids that together add up to the highest aggregate bid, and all other bids shall be rejected.

TERMS: Cash, with a down payment of ten (10) percent of the purchase price at time of sale paid in cash, or by bank money order, cashier's check, or certified check payable to the Sauk County Clerk of Court, with the balance of the purchase price due within 10 days after the confirmation of sale. Property to be sold "*as is*" and subject to all real estate taxes, accrued and accruing, and special assessments, if any, and matters of title. Purchaser to pay all transfer and recording fees and the cost of title evidence.

Dated this 10th day of April, 2012.



Richard T. Melster
Sauk County Sheriff

Robert K. Ginther
CROSS, JENKS, MERCER and MAFFEI
221 Third Avenue, P.O. Box 556
Baraboo, Wisconsin 53913
Telephone: (608) 356-3981
Fax: (608) 356-1179
Attorneys for Plaintiff

**THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**