

STATE OF WISCONSIN

CIRCUIT COURT

SAUK COUNTY

BARABOO STATE BANK,
a Wisconsin chartered bank,
101 Third Avenue, P.O. Box 50
Baraboo, WI 53913

Case Classification Type and Code:

Foreclosure of Mortgage
30404

Plaintiff,

vs.

Case No: 2019 CV 215

MARK N. COOLIDGE

ENT & ALLERGY ASSOCIATES, S.C.
a Wisconsin corporation

and

STATE OF WISCONSIN

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 18th day of July, 2019, in the amount of \$23,576.28 principal, plus interest on the principal balance at the rate of 5.99% per annum from July 18, 2019, until paid in full, the undersigned Sheriff of Sauk County, Wisconsin, will sell at public auction on the front steps of the Historic Courthouse facing the Oak Street side of the Sauk County Courthouse located at 515 Oak Street, Baraboo, Wisconsin, on the 21st day of July, 2020, at 10:00 a.m. on that day the real estate directed by said judgment to be sold and therein described as follows:

Lot 3, Certified Survey Map No. 1797, recorded in Volume 7 of Certified Survey Maps, Page 1797, as #496238, in the Town of Delton, Sauk County, Wisconsin.
(Located in the Southwest ¼ of the Northeast ¼ of Section 10, Township 12 North, Range 6 East, Town of Delton, formerly Part of CSM 703 and CSM 1235.)

TAX ROLL PARCEL NUMBERS: 008-0198-20000

ADDRESS REFERENCE (for informational purposes only):

ADDRESS PER TAX ROLL: E11110 N. Reedsburg Road, Baraboo, WI 53913

(Physical address is 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 and the legal description set forth above, the legal description shall control.)

- TERMS:**
- 1) Immediately upon conclusion of the sheriff sale high bidder must pay a down payment equal to ten percent (10.0%) of the purchase price, paid in cash, certified funds or certified bank check payable to the Clerk of Court;
 - 2) The balance of the purchase price is due within ten (10) days after the judicial confirmation of sale;
 - 3) The property is sold "as is" and subject to all real estate taxes accrued and accruing, special assessments, if any, and all legal liens and encumbrances and other matters of title;
 - 4) Purchaser to pay all transfer and recording fees and the cost of title evidence; and
 - 5) **MINIMUM BID QUALIFICATIONS FOR BIDDERS.** This sale is governed by Sec. 846.155, Wis. Stats. No bidder other than a party in the foreclosure action or said party's agent, or an assignee of the plaintiff, may submit a bid at this sale unless the bidder meets all of the qualifications required under Sec. 846.155, Wis. Stats., at the time of the sale. No sale to a purchaser that is not a party in the foreclosure action, or said party's agent, or an assignee of the plaintiff, may be confirmed unless prior to confirmation of sale the purchaser submits to the Court an affidavit confirming that the purchaser meets the minimum bidder requirements of Sec. 846.155, Wis. Stats.

Dated this 15th day of June, 2020



Richard T. Meister
Sauk County Sheriff

Attorney Robert K. Ginther
Cross, Jenks, Mercer & Maffei LLP
221 Third Avenue
P.O. Box 556
Baraboo, WI 53913
Telephone: (608) 356-3981
Fax: (608) 356-1179
Attorneys for Plaintiff

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