

BANK OF LAKE MILLS

Plaintiff,

Case No. 17 CV 899

Case Code: 30404

vs.

TAKUMI SUSHI MASTER INC., ET. AL.

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 6th day of July, 2017, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction in Room 2002 of the Public Safety Building, 115 W. Doty Street, Madison, WI 53703 on the 10th day of October, 2017, at 10:00 a.m., the real estate and mortgaged premises directed by said judgment to be sold, located at 107 Baker Street, Waunakee, WI, and therein described as follows:

All of Lots Six (6) and Seven (7), and Lot Eight (8), EXCEPT the East 94 feet thereof, all in Block Two (2), original Plat of Waunakee, in the Village of Waunakee, Dane County, Wisconsin.

TERMS OF SALE:

- 1) Pursuant to said Judgment, ten percent (10%) cash down (or certified funds) of the successful bid must be paid to the Sheriff at the sale, in the form of cash, cashier's check or certified funds, payable to the Dane County Clerk of Courts. Personal checks cannot and will not be accepted.
- 2) Upon sale to a third party bidder, a charge of \$3.00 per thousand dollar bid is required for the Real Estate Transfer Tax Fee. Payment of the transfer tax fee is due at the time of sale, in the form of cash, cashier's check or certified funds, payable to the Dane County Sheriff's Office. Personal checks cannot and will not be accepted.
- 3) 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's confirmation of the sale, or else the ten percent (10%) down payment will be forfeited to the plaintiff.
- 4) Purchaser to pay all costs of completing the sale, including, but not limited to, recording fees and title insurance, upon confirmation of the sale by the Court.
- 5) The plaintiff makes no representations as to the condition of the property. The property is being sold in "as is" condition, and is subject to all legal liens and encumbrances including, but not limited to, unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.

Dated this 27 day of August, 2017.

Neuberger, Griggs, Sweet & Smith, LLP
Attorneys for Plaintiff
122 E. Lake St., P.O. Box 190
Lake Mills, WI 53551-0190/ (920) 648-8381


David J. Mahoney
Dane County Sheriff or Designee