

**STATE OF WISCONSIN**

**CIRCUIT COURT**

**ROCK COUNTY**

**BADGER BANK,  
(f/k/a CITIZENS STATE BANK & TRUST)  
Its Successors and/or Assigns,  
Plaintiffs,**

**-vs-**

**NOTICE OF FORECLOSURE SALE**

**NEAL J. CRABTREE,  
Defendant,**

**Case # 14-CV-1064  
Case Code #30404**

**and  
UNITED STATES OF AMERICA,  
STATE OF WISCONSIN DEPT. OF REVENUE,  
MERCY HEALTH SYSTEM CORP.,  
ROCK COUNTY CLERK OF COURT,  
LVNV FUNDING LLC,  
JOHN J. SPRISLER,  
KELLY L. SPRISLER,**

**Co-Defendants.**

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Notice is hereby given that by virtue of a Judgment of Foreclosure entered in the above-entitled Court on March 19, 2015, the undersigned Sheriff of Rock County, Wisconsin, or a duly qualified Deputy Sheriff of said County will sell at public auction in the lower West lobby (front steps) of the Rock County Courthouse, 51 South Main Street, Janesville, Wisconsin, on the **19th day of August, 2015 at 10:00 a.m.**, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

**Lot 16, Ansley's Addition to the Village of Milton, now City of Milton, Rock County, Wisconsin.**

**103 S. Clear Lake Avenue / PIN 257 01008.**

**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 cash, cashiers check or certified funds, payable to the Rock County Sheriff's Department. Personal checks cannot and will not be accepted.

2. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashiers check or certified funds no later than 10 days after the courts confirmation of the sale or else the Ten percent (10%) down payment is forfeited to the plaintiff.

3. Purchaser to pay all costs of the sale, including but not limited to, the Wisconsin real estate transfer fee, title insurance, and any postponed or delinquent real estate taxes, penalties and interest, upon confirmation by the Court.

4. The plaintiff makes no representations as to the condition of the property being sold in an "as is" condition, and 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 at Janesville, Wisconsin this 10 day of July, 2015



Robert D. Spoden  
Sheriff of Rock County, Wisconsin

By: RD

Rogers & Westrick, S.C.  
Plaintiff's Attorney  
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Fort Atkinson, Wisconsin 53538  
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