

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

Plaintiff,

vs.

**ELI S. STOKES**  
N3908 Gnirk Lane  
Elroy, WI 53929

Defendant.

Case Classification Type and Code:

Foreclosure of Mortgage  
30404

Case No: 16 CV 0139

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### NOTICE OF FORECLOSURE SALE

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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 26<sup>th</sup> day of August, 2016, the undersigned Sheriff of Juneau County, Wisconsin, will sell at public auction in the lobby of the Juneau County Justice Center, 200 Oak Street, City of Mauston, Juneau County, Wisconsin, on the 6<sup>th</sup> day of December, 2016, at 10:00 a.m. on that day, the real estate directed by said judgment to be sold and therein described as follows:

**PARCEL 1:**

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$  NE $\frac{1}{4}$ ) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Fourteen (14) North, Range Two (2) East, Town of Wonewoc, Juneau County, Wisconsin, EXCEPTING therefrom that part lying North of the following described lands, to-wit:

That part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 34, Township 14 North, Range 2 East, described as follows: Commencing at a point on the South line thereof, 24 rods West of the Southeast corner; thence West to the Southwest corner of said NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence North 24  $\frac{2}{5}$ th rods, thence in a Southeasterly direction on a line that intersects the South line thereof at a point 13 rods West of the Southeast corner to a point due North of the point of beginning; thence South to the place of beginning.

**AND LYING WEST OF THE FOLLOWING DESCRIBED LINE:**

Commencing at the East Quarter corner of Section 34, Township 14 North, Range 2 East; thence South 49° 36' 16" West, 2748.82 feet to a 3/4" iron rod on the Northerly right-of-way line of Gehri Road; thence South 89° 29' 28" West 33 feet more or less, to the centerline of Gehri Road, said point being the point of beginning of this line; thence North 09° 29' 28" West 33 feet more or less to a 3/4" iron rod; thence North 09° 29' 28" West 515.46 feet to a 3/4" iron rod; thence

North 01° 59' 56" East, 339.68 feet to a 3/4" iron rod; thence North 06° 10' 09" East, 132.26 feet to a 3/4" iron rod; thence North 20° 27' 13" East, 274.17 feet to a 3/4" iron rod; thence North 07° 37' 20" East, 212.70 feet to a 3/4" iron rod; thence North 50° 41' 33" East, 223.25 feet to a 3/4" iron rod; thence North 45° 58' 30" East, 62.97 feet to a 3/4" iron rod; thence North 34° 31' 35" East, 76.52 feet to a 3/4" iron rod; thence North 19° 47' 31" East, 92.14 feet to a 3/4" iron rod; thence North 52° 03' 22" East, 155.11 feet to a 3/4" iron rod; thence North 29° 50' 43" East, 301.53 feet to a 3/4" iron rod; thence North 34° 38' 36" East, 309.93 feet to a 3/4" iron rod; thence North 34° 38' 36" East, 50 feet more or less, to the East line of the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 34, being the terminus of this line.

AND FURTHER EXCEPTING lands described as Certified Survey Map No. 2192, recorded in Volume 8 of CSM, Page 159.

**PARCEL 2:**

A part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 34, Township 14 North, Range 2 East, described as that part of the East 24 rods of said forty acre tract lying North of the Highway crossing said tract in a Northeasterly, Southwesterly direction. EXCEPTING therefrom that part thereof lying within Certified Survey Map No. 2192, recorded in Volume 8 of CSM, page 159.

**PARCEL 3:**

That part of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) lying North of Gehri Road. EXCEPTING THEREFROM that part lying East of the following reference line, to-wit: Commencing at the East Quarter corner of said Section 34; thence North 89° 32' 02" West along the North line of said NE¼ SE¼, 415.39 feet to the extension of the East line as shown on James J. Carroll's Plat of Survey filed in the county survey records and the point of beginning of this reference line; thence South 00° 51' 29" East, along the extension of said East line of Carroll's Plat, 940.48 feet to the centerline of Gehri Road and the end of the reference line. FURTHER EXCEPTING: Beginning at a point 592.60 feet South and 489.10 feet West of the East Quarter corner of said Section 34; thence along a line bearing South 04° 19' 43" West, 302.47 feet to the centerline of a town road known as Gehri Road; thence along the centerline of Gehri Road on curve concave to the South, its chord bearing North 82° 25' 30" West, 224.84 feet; thence along a line bearing North 05° 19' 50" East, 52.22 feet; thence along a line bearing North 43° 54' 35" East, 88.95 feet; thence along a line bearing North 03° 03' 10" West, 103.25 feet; thence along a line bearing North 74° 02' 38" East, 192.07 feet to the point of beginning, Town of Wonewoc, Juneau County, Wisconsin.

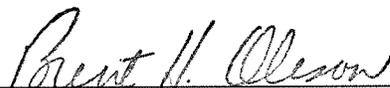
Tax Parcel #: 290380955.1

Property address for informational purposes only: W9396 Gehri Road, Wonewoc

(Property address and Tax Parcel # are for reference only, legal description set forth above is full and accurate description of premises. In the event of any discrepancy between this property address, tax parcel # and the legal description set forth above, the legal description shall control.)

**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 Juneau County Clerk of Court, with the balance of the purchase price due within ten (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 21 day of October, 2016.

  
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Brent H. Oleson  
Juneau County Sheriff

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

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