

STATE OF WISCONSIN:

CIRCUIT COURT:

WALWORTH COUNTY:

---

FIRST NATIONAL BANK AND TRUST  
COMPANY, successor in interest by merger  
to WALWORTH STATE BANK,

File No.: 19-CV-266

Plaintiff,

Case Classification Type:  
Foreclosure of Mortgage

-vs-

Code No. 30404

RONALD RICHARD NIEHUS, TROY  
AARON NIEHUS, BROOKSIDE  
CONDOMINIUM ASSOCIATION, INC.,  
and BARON MANAGEMENT, LLC,

Defendants.

---

### NOTICE OF SHERIFF'S SALE

---

**PLEASE TAKE NOTICE** that by virtue of and pursuant to a Judgment of Foreclosure entered in the above-captioned action on August 14, 2019, I or my designee will cause to be sold at public auction in the Sheriff's Department Lobby, located at the Law Enforcement Center, 1770 County Road NN, in the City of Elkhorn, Walworth County, Wisconsin, commencing on the 26th day of September, 2019, at 10:00 a.m., all of the following described premises particularly described as:

Unit 12, Brookside Condominium, created by a "Declaration of Condominium" recorded on October 20, 2006, as Document No. 691389, together with any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the Village of Williams Bay, County of Walworth, and State of Wisconsin.

Tax Parcel Identification No.: WBR 00012

Property Address: 204 Elmhurst Court, #12  
Williams Bay, WI 53191

TERMS OF SALE: Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts. 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 days after the court confirms the sale or else the 10% down payment is forfeited to the Plaintiff. The property is sold "as is" and subject to all liens and encumbrances. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

Dated at Elkhorn, Wisconsin, this 16<sup>th</sup> day of August, 2019.

IS/ Kurt Picknell

Kurt Picknell, Sheriff  
Walworth County, Wisconsin

Kim A. Howarth  
GODFREY, LEIBSLE, BLACKBOURN &  
HOWARTH, S.C.  
354 Seymour Court  
Elkhorn, Wisconsin 53121  
Telephone: (262) 723-3220  
Facsimile: (262) 723-5091  
Email: khowarth@godfreylaw.com