

STATE OF WISCONSIN
DODGE COUNTY

CIRCUIT COURT

BRITTANY BAY CLUB CONDOMINIUM OWNERS
ASSOCIATION, INC.,

Plaintiff,

v.

JAMES R. TRAUGOTT, et al.,

Defendant(s).

Case No. 2024CV000258
Case Code: 30404 & 30301

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 16, 2024 in the amount of \$12,759.94, I will sell at public auction in the Lobby of the Dodge County Sheriff's Department, 124 West Street, Juneau, Wisconsin 53039, on April 29, 2026 at 10:00 AM, all of the following described premises, to wit:

Unit 6 in Ashford Building, including Garage Space B-3 (as described in Limited Common Element Deed recorded in Volume 729 at Page 319 as Document No. 752415) in the Brittany Bay Club Condominium(s) created by a "Declaration of Condominium" recorded on July 19, 1989, in the Office of the Register of Deeds for Dodge County, Wisconsin, Volume 678, Page 44-81 as Document No. 722743, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the Village of Hustisford, County of Dodge, Wisconsin

Tax Key No. 136-1016-0923-015

Address: 737 E. Lakeview Road, Unit 6, Hustisford, WI 53034

THE PROPERTY IS A CONDOMINIUM UNIT. IT WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES, **INCLUDING ANY FIRST MORTGAGE AND/OR PROPERTY TAXES.** Check **ALL** public records **before** bidding.

TERMS OF SALE: 10% down (cash, certified check or cashier's check, payable to the Clerk of Courts, down payment at sale, balance due within ten (10) days of Court approval).

BUYER TO PAY ALL APPLICABLE WISCONSIN REAL ESTATE TRANSFER TAX

DATED March 11, 2026.



Dale J. Schmidt, Sheriff of Dodge County, Wisconsin

Kaman & Cusimano LLC
Attorneys for Plaintiff

Kaman & Cusimano LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you have previously received a discharge in a bankruptcy case during the time of the unpaid debt, this communication should not be construed as an attempt to hold you personally liable for the debt.