

STATE OF WISCONSIN

CIRCUIT COURT

GRANT COUNTY

TIMOTHY C. BAXTER,
DEBORAH L. BAXTER,
CHRISTOPHER A. BAXTER, and
SHIRLEY E. BAXTER;

Plaintiffs,

vs.

GAY S. BRECHLER individually and
GAY S. BRECHLER-NAGEL, TRUSTEE of the
GAY S. BRECHLER-NAGLE TRUST DATED
12/13/2016;

Defendants.

Case No. 2023CV000164

**NOTICE OF EXECUTION SALE OF
REAL PROPERTY**

To: Gay S. Brechler-Nagel, individually and as Trustee of the Gay S. Brechler-Nagel Trust
dated December 13, 2016
5595 Green River Road
Fennimore, WI 53809

The following described real property will be sold by sheriff's sale at public auction at the north entrance of the Grant County Courthouse, 130 West Maple St., Lancaster, WI 53813 on **Tuesday, May 6, 2025 at 9:00 a.m.** by the sheriff of Grant County, pursuant to an Execution against Property issued by the Circuit Court of Grant, County Wisconsin:

1. Description of property to be sold: See "Exhibit A"

Tax Parcel Numbers:

034-00739-0010

034-00741-0000

034-00745-0000

034-00724-0010

2. Terms of sale: The real estate may be sold in parcels until proceeds are obtained to satisfy that certain Execution Against Property issued on February 11, 2025, in the amount of \$53,767.49 as of February 6, 2025, with interest accruing at \$13.31 per diem.

Dated this 15th day of April, 2025.

By:

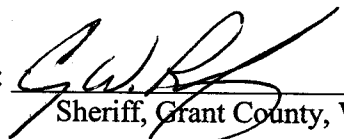

Sheriff, Grant County, WI

EXHIBIT "A"

Tax Parcel Numbers:

034-00739-0010

034-00741-0010

034-00741-0000

The Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) and the West Half W.1/2) of the Northwest Quarter (N.W.1/4) of Section Thirty-five (35), Township Seven (7) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin.

EXCEPT the following parcel of land:

Commencing at the Northeast corner of the N.W.1/4 of Section 35;

Thence South 298.59 feet;

Thence West 1740.13 feet to the point of beginning;

Thence North 36° 17' 40" West 385.80 feet;

Thence North 23° 00' 32" East 14.10 feet to a point on the Southerly right of way limit of Grant County Trunk Highway "T";

Thence North 83° 07' 54" West 47.11 feet along said right of way limit;

Thence South 23° 00' 32" West 217.92 feet;

Thence South 37° 09' 42" West 163.41 feet;

Thence South 59° 13' 20" West 200.62 feet;

Thence South 28° 19' 54" East 189.99 feet;

Thence North 63° 09' 16" East 600.54 feet to the point of beginning.

Also EXCEPT part of the N.W. ¼ of the N.W.1/4 of Section 35, T7N, R3W, Town of Marion, Grant County, Wisconsin, described as follows:

Commencing at the Northeast corner of said N.W.1/4 of the N.W.1/4;

Thence South along the East line thereof 341.98 feet;

Thence West 532.96 feet to the point of beginning of this description;

Thence North 50 feet;

Thence West 100 feet;

Thence South 100 feet;

Thence East 100 feet;

Thence North 50 feet to the point of beginning.

Tax Parcel No:

034-00745-0000

The Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Thirty-four (34), Township Seven (7) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, lying east of the road.