

STATE OF WISCONSIN : CIRCUIT COURT : JEFFERSON COUNTY

U.S. BANK NATIONAL ASSOCIATION,

CASE NO.: 12-CV-214

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

ADJOURNED

NOTICE OF SHERIFF'S SALE

BRADLEY BAUER a/k/a BRAD A. BAUER, and  
AMI BAUER a/k/a AMI L. BAUER, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 8/27/2012 in the amount of \$198,619.41 I will sell at public auction at the Main lobby of the Jefferson County Sheriff's Department, 411 South Center Avenue Jefferson, WI 53549, City of Jefferson, County of JEFFERSON, State of Wisconsin on **01/07/2015 at 10:00 AM** all of the following described mortgaged premises, to wit:

A part of Outlot One Hundred Thirty-nine (139) of Assessor's Plat of the City of Waterloo, Jefferson County, Wisconsin, described as follows:

Beginning at a point 679 1/2 feet West of the Southeast corner of the Northeast One-quarter (1/4) of Section Seven (7), Township Eight (8) North, Range Thirteen (13) East, in the City of Waterloo, Jefferson County, Wisconsin; running thence West along said 1/4 Section line, 205 feet; thence North at right angles with said 1/4 Section line to a point, 120 feet South of the South line of Knowlton Street in the City of Waterloo; thence due East 76 feet; thence due North 120 feet to the South line of said Knowlton Street; thence East along the said South line of Knowlton Street, 129 feet; thence South at right angles with the South line of said Knowlton Street to the place of beginning.

The above property is located at: 334 Knowlton Street, Waterloo, WI 53594-1421

Tax Key No.: 290 0813 0714 068

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 1 day of December, 2014, at Jefferson, Wisconsin.

  
Paul Milbrath  
SHERIFF OF JEFFERSON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.