STATE OF WISCONSIN | CIRCUIT COURT | JEFFERSON COUNTY

COLONIAL SAVINGS, F.A.
Plaintiff,

vs.

SCOTT S. DERNELL
KIMBERLY S. DERNELL
CITIBANK, FEDERAL SAVINGS BANK
Defendants.

Case No. 13-CV-643
Hon. William F. Hue
Br. 2

COPY

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on February 17, 2014, in the amount of $116,704.69, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: **August 27, 2014 at 10:00 a.m.**

PLACE: in the main lobby of the Jefferson County Sheriff's Office, 411 South Center Avenue, Jefferson, WI 53549

DESCRIPTION: Parcel 1:

A parcel of Land located in the Southeast ¼ of the Southwest ¼ of Section 3, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin, Described as follows:

Commencing on the South line of said Section 3 at a point thereon 11 chains West of the ¼ post; thence West along said Section line to its intersection with the West line of East Street extended South; thence North on said West line of East Street, 86 feet for a place of beginning; thence South along West line of East Street, 86 feet to the South line of said Section 3; thence West along said South line to the East line of a parcel of land sold to City of Fort Atkinson by Warranty Deed recorded January 12, 1898 in Volume 110 of Deeds on Page 137; thence Northerly along said East line, 24.75 feet to the Northeast corner of said parcel sold to City of Fort Atkinson; thence East 9.5 feet; thence North 7°26' West to a point directly West of the place of Beginning; thence East in a straight line to the place of beginning.

Parcel 2:

ALSO a part of the Northeast quarter of the Northwest quarter of Section 10, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin, to-wit:

Beginning at the Southwest corner of parcel described in Volume 992 Records Page 63; thence East 150 feet more or less along the South line of said parcel until it meets the right-of way-of Bark River Drive; thence Southwesterly along said right of way 150 feet more or less until it meets a point of a line extended South from the point of beginning and perpendicular to the right-of-way; thence North 40 feet more or less along said perpendicular line to the point of beginning.
Tax Key: 226-0514-0334-030

PROPERTY ADDRESS: 922-924 East Street, Fort Atkinson, WI 53538

TERMS: Cash; down payment required **at the time of Sheriff's Sale** in the amount of 10% by cash, money order, cashier's check or certified check made payable to the Jefferson County Sheriff's Department; balance of sale price due upon confirmation of sale by Court. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:
Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234

/s Paul Milbrath
Sheriff Paul Milbrath
or Designee _____
(please print or type name)
Jefferson County, Wisconsin