STATE OF WISCONSIN : CIRCUIT COURT : JEFFERSON COUNTY

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE,

Plaintiff,

vs.

RENEE EBERHARDY a/k/a
RENEE M. EBERHARDY a/k/a RENEE MARIE KUSEL, et al.

Defendants,

CASE NO.: 14-CV-520
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on 01/20/2015 in the amount of $146,221.03 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 **04/22/2015 at 10:00 AM** all of the following described mortgaged premises, to wit:

Lot Nine (9), Block Twenty-two (22) in A.L. Pritchards Second Addition, City of Watertown, Jefferson County, Wisconsin. Excepting Therefrom the West 7 feet of equal width thereof.

Further Excepting Therefrom a triangular parcel of land along the South line of the remainder thereof, by Warranty Deed dated August 5, 1955 and recorded on August 18, 1955 in Volume 292 of Deeds, on Page 386.

Also a strip of land off the South side of Lot Eight (8) in said Block Twenty-two (22) described as follows: Commencing at a point in the West line of Randolph Street, which point is 2 feet Northerly from the Southeast corner of said Lot; thence Southerly along the West side of Randolph Street to the Southeast corner of said Lot; thence Westerly along the Southerly line of said Lot to the Southwesterly corner thereof; thence Northerly along the Westerly line of said Lot a distance of 14 feet to a point on the Westerly line of said Lot; thence Easterly to the place of beginning.

The above property is located at: 1208 Randolph Street, Watertown, WI 54094

Tax Key No.: 28 291 0815 0444 044
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 17 day of March, 2015, at Jefferson, Wisconsin.

/s/ Paul Milbrath

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.

KMK File 10002143