STATE OF WISCONSIN CIRCUIT COURT JEFFERSON COUNTY

LANDMARK CREDIT UNION, as Servicer for
FEDERAL HOME LOAN MORTGAGE CORPORATION,

Plaintiff,

v.

MICHAEL J. ESSER,

Defendant.

NOTICE OF FORECLOSURE SALE
Case No: 14-CV-468

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 26, 2014, in the amount of $41,819.00, the Sheriff will sell the described premises at public auction as follows:

DATE: May 27, 2015

TIME: 10:00 a.m.

PLACE: Main Lobby – Jefferson Co. Sheriff's Department
411 S. Center Av., Jefferson

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Jefferson County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

PROPERTY DESCRIPTION: PARCEL 1: A parcel of land in part of the Northeast ¼ of Section 3, Township 6 North, Range 16 East, Village of Sullivan, Jefferson County, Wisconsin, described as follows: Commencing at the Northeast corner of the premises previously owned and occupied by Joint School District Number 4 of the Towns of Sullivan and Concord, and being the match point of Certified Survey Map No. 1968 and the centerline of United States Highway "18"; thence in Westerly direction and along the North line of said School District's lands 194.07 feet; thence in a Northerly direction and parallel with the center line of the highway known as the Milwaukee and Jefferson Road (now United States Highway "18"), 66 feet; thence in an Easterly direction and parallel with the North line of said School District's lands to a point in the centerline of said highway which 66 feet North from the Northeast corner of said School District's lands; thence in a Southerly direction along the centerline of said highway, to the place of beginning.

PARCEL 2: A parcel of land in part of the Northeast ¼ of Section 3, Township 6 North, Range 16 East, Village of Sullivan, Jefferson County, Wisconsin, described as follows: Commencing at the Northeast corner of the premises previously owned and occupied by Joint School District Number 4 of the Towns

of Sullivan and Concord as of March 13, 1947, and being the match point of Certified Survey Map No. 1968, and the centerline of United States Highway "18"; thence in a Northwesterly direction and along the North line of said School District's land and Certified Survey Map No. 1968, 194.07 feet (legally described as 189.75 feet) to the point of commencement of this description; thence South 18 degrees 57 minutes West, 2.00 feet; thence North 71 degrees 03 minutes West, 136.26 feet (legally described as 140.25 feet); thence North 28 degrees 25 minutes West, 68.03 feet (legally described as 66 feet); thence South 71 degrees 03 minutes East, 136.26 feet to a point being 66 feet Northeasterly of the Southwest corner of Parcel 1; thence in a Southeasterly direction 66 feet to the point of beginning.

PROPERTY ADDRESS: 128 Main St., Sullivan, WI 53178

Dated: March 26, 2015.

/s/ Paul Milbrath

Paul Milbrath, Sheriff
Jefferson County, Wisconsin

Mark C. Darnieder
Attorney for Plaintiff
Darnieder & Sosnay
735 N. Water St., Suite 930
Milwaukee, WI 53202