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**FEDERAL HOME LOAN MORTGAGE  
CORPORATION ("Freddie Mac"), a  
corporation organized and existing under  
the laws of the United States of America,  
By: Bank of Lake Mills, as Servicing Agent,**

**Case No. 16 CV 141**

**Case Code: 30404**

Plaintiff,

vs.

**FRIEDRICH C.J. HAHN AND LAURA B. HAHN, TRUSTEE  
OR THEIR SUCCESSORS IN TRUST OF THE FRIEDRICH  
C.J. HAHN AND LAURA B. HAHN JOINT IRREVOCABLE  
TRUST DATED JANUARY 15, 2007,**

**LAURA B. HAHN,**

**FRIEDRICH C.J. HAHN,**

Defendants.

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**NOTICE OF FORECLOSURE SALE**

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**PLEASE TAKE NOTICE**, that by virtue of a judgment of foreclosure and sale entered in the above entitled action on the 14<sup>th</sup> day of June, 2016, the undersigned Sheriff of Jefferson County, Wisconsin, will sell at public auction in the main lobby of the Jefferson County Sheriff's Office located at 411 South Center Street, Jefferson, Jefferson County, Wisconsin, 53549, on the 28<sup>th</sup> day of December, 2016, at 10:00 a.m., the real estate and mortgaged premises directed by said judgment to be sold, located at 716 S. Main Street, Lake Mills, Wisconsin, legally described as follows:

**A parcel of land in the Southwest ¼ Southwest ¼ of Section 13, Township 7 North, Range 13 East, in the City of Lake Mills, Jefferson County, Wisconsin, more particularly described as follows: Commencing in the center of the highway at the Northwest corner of the Southwest ¼ Southwest ¼ of Section 13, Township 7 North, Range 13 East; running thence East 9 rods; thence South 5 rods; thence West 9 rods; thence North 5 rods, to the place of beginning.**

**ALSO commencing 9 rods East of the Northwest corner of the Southwest ¼ Southwest ¼ of said Section 13 and the point of beginning; thence running East 9 feet; thence South 5 rods; thence West 9 rods; thence North 5 rods, to the place of beginning.**

**EXCEPTING THEREFROM lands conveyed to Tyranena Golf Club by virtue of Quit Claim Deed recorded July 12, 1995 in Volume 919 of Records on page 165 as Documents No. 941346.**

**TERMS OF SALE:**

- 1) Pursuant to said Judgment, ten percent (10%) cash down (or certified funds) of the successful bid must be paid to the Sheriff at the sale, in the form of cash, cashier's check or certified funds, payable to the Jefferson County Sheriff's Department. Personal checks cannot and will not be accepted.
- 2) Upon sale to a third party bidder, a charge of \$3.00 per thousand dollar bid is required for the Real Estate Transfer Tax Fee. Payment of the transfer tax fee is due upon confirmation of the sale by the court, in the form of cash, cashier's check or certified funds, payable to the Jefferson County Sheriff's Department. Personal checks cannot and will not be accepted.
- 3) 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 ten percent (10%) down payment will be forfeited to the plaintiff.
- 4) Purchaser to pay all costs of completing the sale, including, but not limited to, recording fees and title insurance, upon confirmation of the sale by the Court.
- 5) The plaintiff makes no representations as to the condition of the property. The property is being sold in "as is" condition, and is subject to all legal liens and encumbrances including, but not limited to, unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.

Dated this 1 day of November, 2016.

  
Paul Milbrath, Sheriff  
Jefferson County, Wisconsin

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