

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, as assignee of MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC., acting solely as nominee for  
CTX MORTGAGE COMPANY, LLC,

CASE NO.: 10-CV-851  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

WILLIAM J. HART, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 4/11/2014 in the amount of \$208,801.02 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 **03/11/2015 at 10:00 AM** all of the following described mortgaged premises, to wit:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 864 RECORDED IN VOLUME 3 OF CERTIFIED SURVEYS ON PAGE 299, AS DOCUMENT NO. 737056, BEING A CORRECTION OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 3 ON PAGE 40, AS DOCUMENT NO. 725384 AND A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION TEN (10), TOWNSHIP EIGHT (8) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.

The above property is located at: N8990 Ridge Lane, Watertown, WI 53094

Tax Key No.: 012 0816 1043 002

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 6 day of February, 2015, at Jefferson, Wisconsin.

  
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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.**