

STATE OF WISCONSIN : CIRCUIT COURT : JEFFERSON COUNTY

WELLS FARGO BANK, NATIONAL
ASSOCIATION, THROUGH HUDSON
AMERICAS, LLC,

Plaintiff,

v.

KARMA, INC., ET AL.

Defendants.

Case No. 14CV31

Case Code: 30404
(Foreclosure of Mortgage)

NOTICE OF SHERIFF SALE

PLEASE TAKE NOTICE that by virtue of a Foreclosure Judgment entered on October 7, 2014 in the above-captioned matter, the undersigned Sheriff of Jefferson County, Wisconsin, will sell at public auction in the main lobby of the Jefferson County Sheriff's Office, 411 South Center Avenue, Jefferson, WI 53549 on July 8, 2015, at 10:00 a.m., the real estate and mortgaged premises directed by the Judgment to be sold.

PLEASE TAKE FURTHER NOTICE that the property described in the Mortgage that was foreclosed, and which is identified in the Foreclosure Judgment and is more particularly described as follows:

Those certain pieces or parcels of land situated in the former Third Ward, now Twelfth Ward, of the City of Watertown, Jefferson County, Wisconsin, and known and described as Outlot 4, according to the map or survey of Outlots in said Third Ward made by J. Prentice on June 27, 1870 and recorded.

ALSO the following in the Third Ward of Watertown: All that part of Government Lot 7, in and of the Southwest fractional quarter of Section 4, Township 8 North, Range 15 East, which lies South of West Street and West of Milford Street in said City of Watertown, excepting and reserving however, therefrom the square part of portion thereof, each side of which is 8 rods in length, in the Northwest corner thereof and containing 64 square rods of land, which was conveyed by Robert Crangle to Dwight Goodrich by Deed recorded January 11, 1858, in Volume 29 of Records Page 112, and further excepting and

reserving therefrom the small triangular piece in the South corner thereof bounded and described as follows, to-wit; Commencing at the intersection of the Westerly line of said Outlot 3 with the Northwesterly line of Milford Street; thence North 0° 15' East along said Westerly line of Outlot 3 a distance of 146.72 feet to a point, thence South 25° 09' East, a distance of 119.63 feet to a point; thence South 53° 11' West, 64.26 feet to the point of beginning.

FURTHER EXCEPTING land conveyed to City of Watertown in Volume 1039 of Records on Page 883 as Document No. 993437.

The above description also includes Lot 1 of Certified Survey Map No. 2356, recorded April 11, 1990 in Volume 8 of Certified Surveys on Pages 181 and 182 as Document Number 860981.

ALSO Part of Outlot 6 in the 12th Ward of the City of Watertown, Jefferson County, Wisconsin, described as follows:

Commencing at the intersection of the Easterly line of Outlot 6 with the Northwesterly line of Milford Street; thence South 53° 11' West along said street line a distance of 3.06 feet; thence North 25° 09' West a distance of 258 feet to a point on the Northerly line of Outlot 6; thence South 84° 36' East along said Northerly line of Outlot 6, 76.65 feet to the place of beginning; thence continuing South 84° 36' East along said Northerly line of Outlot 6, 37.25 feet to the Northeast corner of said Outlot; thence South 0° 15' West along the Easterly line of Outlot 6 a distance of 74.18 feet; thence North 25° 09' West, 85.8 feet to the place of beginning.

ALSO Outlot 5 in the Twelfth Ward, formerly the Third Ward, of the City of Watertown, according to the map or survey of Outlots made by J. Prentice on June 27, 1870 and recorded in Volume 61 of Deeds on Page 640. Except a parcel deed to the City of Watertown, a Municipal Corporation, by Deed recorded 10/13/69 in Volume 435 on Page 1 as Document Number 682812.

Tax Key No.:291-0815-0432-011
Address: 500 Milford St.

TERMS OF SALE: Ten percent of the purchase price must be paid in cash or by cashier's or certified check payable to the "Jefferson County Sheriff's Department" at the time of sale. The balance of the purchase price will be payable upon confirmation of said sale. Failure to pay balance due will result in forfeit of deposit to plaintiff. Property is being sold "as is" and subject to all legal liens, encumbrances and, upon confirmation by the court, payment of applicable transfer tax.

Dated this 13th day of May, 2015.

JEFFERSON COUNTY SHERIFF'S DEPARTMENT

/s/ Paul Milbrath

Paul Milbrath
Jefferson County Sheriff

DOCUMENT DRAFTED BY:
QUARLES & BRADY LLP

/s/ Valerie L. Bailey-Rihn

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