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**BANK OF LAKE MILLS,**

Plaintiff,

v.

**Case No. 13 CV 433****RUSS R. MONTI,****Case Code: 30404****JACQUELINE J. MONTI,****CAPITAL ONE BANK (USA),****FIA CARD SERVICES, N.A.,**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 December 19, 2013, the undersigned Sheriff of Jefferson County, Wisconsin, will sell at public auction in the main lobby of the Jefferson County Sheriff's Department located at 411 S. Center Street in the City of Jefferson, Jefferson County, Wisconsin, on the 25<sup>th</sup> day of June, 2014, at 10:00 a.m., the real estate and mortgaged premises directed by said judgment to be sold, located at 511 Margarett Street, City of Lake Mills, Jefferson County, Wisconsin and therein described as follows:

**Lot 3 in Plat of E.S. Dodge Addition to the City of Lake Mills, Jefferson County, Wisconsin.**

**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) 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.
- 3) Purchaser to pay all costs of completing the sale, including, but not limited to, recording fees, the Wisconsin real estate transfer fee and title insurance, upon confirmation of the sale by the Court.

- 4) 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 5 day of May, 2014.

  
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Paul Milbrath, Sheriff  
Jefferson County, Wisconsin

*Neuberger, Wakeman, Lorenz, Griggs & Sweet*  
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