

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

BADGER BANK,
(f/k/a CITIZENS STATE BANK & TRUST)
Its Successors and/or Assigns,
Plaintiffs,

-vs-

NOTICE OF FORECLOSURE SALE

GEORGE S. POLK,
MARGARET M. POLK,
Defendants,

Case # 13-CV-197
Case Code #30404

and
UNITED STATES OF AMERICA,
and
WISCONSIN DEPT. OF WORKFORCE DEVELOPMENT
and
FORT COMMUNITY CREDIT UNION,
and
WAUKESHA MEMORIAL HOSPITAL,
Co-Defendants.

Notice is hereby given that by virtue of a Judgment of Foreclosure entered in the above-entitled Court on October 8, 2013, the undersigned Sheriff of Jefferson County, Wisconsin, or a duly qualified Deputy Sheriff of said County will sell at public auction at the Jefferson County Sheriff's Department, 411 South Center Avenue, Jefferson, Wisconsin, on the **28th day of May, 2014 at 10:00 a.m.**, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

The Northerly 60 feet of Lots 7 and 8, Block 2, Hatch's Addition to the City of Fort Atkinson, Jefferson County, Wisconsin. ALSO Commencing at a point 60 feet South of the Northwest corner of Lot 8, Block 2, of J.W. Hatch's Addition to the City of Fort Atkinson, on the Lot line; thence Easterly to a point 60 feet South of the Northeast corner of Lot 7, Block 2 of J.W. Hatch's Addition to the City of Fort Atkinson on the lot line; thence South along the lot line 1 ½ feet; thence Westerly to the lot line on the East side of Adams Street; thence North 3 feet to the place of beginning.

522 Adams Street / PIN 226-0614-3344-101.

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 cash, cashiers check or certified funds, payable to the Jefferson County Sheriff's Department. Personal checks cannot and will not be accpeted.

2. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashiers check or certified funds no later than 10 days after the courts confirmation of the sale or else the Ten percent (10%) down payment is forfeited to the plaintiff.

3. Purchaser to pay all costs of the sale, including but not limited to, the Wisconsin real estate transfer fee, title insurance, and any postponed or delinquent real estate taxes, penalties and interest, upon confirmation by the Court.

4. The plaintiff makes no representations as to the condition of the property being sold in an "as is" condition, and 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 at Jefferson, Wisconsin this 20 day of March, 2014



Paul Milbrath
Sheriff of Jefferson County, Wisconsin

Rogers & Westrick, S.C.
Plaintiff's Attorney
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Fort Atkinson, Wisconsin 53538
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