

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

THOMAS M. SCHROEDER ,
and
JENNIFER D. STERLING,

Plaintiffs,

-vs-

NOTICE OF FORECLOSURE SALE

GEORGE S. POLK,
MARGARET M. POLK,

Defendants,

Case # 14-CV-332
Case Code #30703

and

UNITED STATES OF AMERICA,

and

WISCONSIN DEPT. OF WORKFORCE DEVELOPMENT

and

FORT COMMUNITY CREDIT UNION,

and

WAUKESHA MEMORIAL HOSPITAL

and

BADGER BANK,

Co-Defendants.

Notice is hereby given that by virtue of a Stipulation and Order for Judgment entered in the above-entitled Court on February 5, 2015, 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 **1st day of April, 2015 at 10:00 a.m.**, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

PARCEL 1: Beginning at a point 118 feet South of the Northwest corner of Lot 8, Block 2 in J.W. Hatch's Addition, City of Fort Atkinson, on the lot line; thence Easterly approximately 120 feet to a point, 101 ½ feet South of the Northeast corner of Lot 7, Block 2; thence South 10 feet; thence Westerly to a point 15 feet South of the point of beginning; thence North 15 feet to the place of beginning.

PARCEL 2:

Commencing at a point 63 feet South of the Northwest corner of Lot 8, Block 2, J.W. Hatch's Addition to the City of Fort Atkinson, on the lot line; thence Easterly (approximately 121 feet) to a point 61 ½ feet South of the Northeast corner of Lot 7 of said Block 2; thence South along lot line abutting alley 40 feet; thence West to East side of Adams Street (approximately 120 feet) to a point 55 feet South of the place of beginning; thence North 55 feet to the place of beginning.

Said lands lying and being in the City of Fort Atkinson, Jefferson County, Wisconsin.

518 Adams Street / PIN 226-0614-3344-100.

TERMS OF SALE:

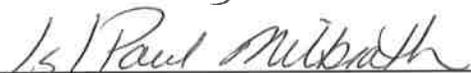
1. Pursuant to said Judgment, Ten percent (10%) cash down (or certified funds) of the successful bid must be paid to the Sheriff at the sale, in cash, cashiers check or certified funds, payable to the Jefferson County Sheriff's Department. Personal checks cannot and will not be accpeted.

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 February, 2015



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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