STATE OF WISCONSIN CIRCUIT COURT JEFFERSON COUNTY

RREF HB –WI WCH, LLC,
successor to RREF HB ACQUISITIONS, LLC,
successor to BMO Harris Bank, N.A.,
successor by merger to M&I Marshall & Ilsley Bank,

Plaintiff,

Case No. 2013CV467

Case Code: 30301 Money Judgment
30303 Other Contracts
30304 Other Debtor Actions
30404 Foreclosure Mortgage

v.

JANET J. SCHMIDT,
JOHN DOE, unknown spouse of Janet J. Schmidt,
WILLOW CREEK HOMES, INC.,
CAPITAL ONE BANK, USA NA,
HENDRICKS & STAS ELECTRIC,
DISCOVER BANK, and
PROBUILD,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action, on the 3rd day of June, 2014, I will sell at public auction on the **23rd** day of **July**, **2014**, at **10:00 a.m.** at the main lobby of the Jefferson County Sheriff's office, 411 South Center Avenue, Jefferson, WI, all of the real estate and mortgaged premises directed by the Judgment to be sold, and therein described as follows:

PARCEL 1:
All that portion of Lots 1, 2, 3, 4, 5, 6, 7 and 8, in E. Millers Addition and those portions of Outlot 15 and Outlot 16, located in the Southwest ¼ of Section 5, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin lying Northerly of Woodbridge Estates First Addition AND Westerly of Willow Creek Meadows Third Addition AND Westerly of the lands dedicated for parks as set forth on said Willow Creek Meadows Third Addition.

EXCEPTING THEREFROM Parcel 1 of Certified Survey Map No. 4172 recorded in Volume 20 of Certified Surveys on Page 235, as Document No. 1068109.

FURTHER EXCEPTING THEREFROM Lot 1 of Certified Survey Map No. 2108,

recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin, on April 4, 1988, in Volume 7 on Page 81 as Document No. 839454.

FURTHER EXCEPTING THEREFROM land conveyed to the City of Watertown recorded in Volume 1117 on Page 423 as Document No. 1024215.
Address: 841 West St.
Tax Key Nos.: 291-0815-0531-002, 291-0815-0531-004

PARCEL 2:
Part of Outlots 11 and 12, located in the Southeast ¼ of Section 5, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows: Commencing at the East ¼ corner of Section 5; thence North 88° 26' 30" West along the North line of said Southeast ¼ of Section 5, 1183.21 feet; thence South 03° 30' 00" East 33.13 feet to a point on the South line of West Street and the place of beginning of the lands to be described; thence continuing South 03° 30' 00" East, 791.98 feet; thence North 88° 27' 37" West to the East line of the Plat of Willow Creek Meadows Second Addition; thence Northerly along the Easterly line of said Plat to the South line of West Street; thence Easterly along the South line of West Street to the point of beginning.
Address: 715 West St.
Tax Key No: 291-0815-0542-006

TERMS OF SALE: Cash, DOWN PAYMENT: 10% of amount bid by cash or certified check to the Jefferson County Sheriff. Balance of purchase price must be paid within ten (10) days after confirmation of the sale to the Jefferson County Clerk of Courts.

Dated at Jefferson, Wisconsin this 18th day of June, 2014.

By: Chief Deputy Jeffrey A Parker
Paul Milbrath
Sheriff of Jefferson County

Attorney Scott J. Grady
Grady, Hayes & Neary, LLC
N14 W23777 Stone Ridge Drive, Suite 200
Waukesha, WI 53188
(262) 347-2097 (262) 347-2205 (Fax)

(The above property is located at Address: 841 West Street and 715 West Street)

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. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES UPON CONFIRMATION OF THE COURT.