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**THE GREENWOODS STATE BANK,**

Plaintiff,

Case No. 13CV678

v.

Case Code: 30404

**MARGIE L. ULRICH,**

**JOHN DOE, SPOUSE OF MARGIE L. ULRICH, IF ANY,**

**WINDBRIAR CONDOMINIUM ASSOCIATION, a/k/a,  
WINDBRIAR CONDOMINIUM OWNERS' ASSOCIATION, INC.,**

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 the 27<sup>th</sup> day of January, 2014, 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 30<sup>th</sup> day of July, 2014, at 10:00 a.m., the real estate and mortgaged premises directed by said judgment to be sold, located at 611 Reena Avenue #2, City of Fort Atkinson, Jefferson County, Wisconsin and therein described as follows:

**Unit No. 611-2 together with said unit's undivided (appurtenant) interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Windbriar Condominium Plat, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Jefferson County, Wisconsin, on April 30, 2004, as Document No. 1150788, and First Amendment to Declaration of Condominium recorded on March 24, 2005, as Document No. 1172077, said condominium being located in the City of Fort Atkinson, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.**

**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 17 day of June, 2014.

  
Paul Milbrath, Sheriff  
Jefferson County, Wisconsin

*Neuberger, Wakeman, Lorenz, Griggs & Sweet*  
*Attorneys for Plaintiff*  
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