

JOHNSON BANK,

Plaintiff,

Case No. 13 CV 337

vs.

Case Code: 30404

BRUCE A. WELLS,

Case Type: **FORECLOSURE OF MORTGAGE**

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Foreclosure and Sale entered in the above-entitled action on July 29, 2013, I will sell at public auction at the Jefferson County Sheriff's Department located at 411 South Center Avenue in the City of Jefferson, Jefferson County, Wisconsin on **Wednesday, March 26, 2014, at 10:00 a.m.** all of the following described real estate, to wit:

That part of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 15 East, Town of Farmington, Jefferson County, Wisconsin and that part of the North 1/2 of the Northwest 1/4 of Section 2, Township 6 North, Range 15 East, Town of Jefferson, Jefferson County, Wisconsin, bounded and described as follows, to-wit: Commencing at the point of intersection of the West line of the East 1/2 Northwest 1/4 of said Section 2 with the centerline of the former Chicago and North Western Railway Company's main track as said main track was formerly located and established; thence Southeasterly along said main track center line a distance of 33 feet; thence Northeasterly at right angles, a distance of 50 feet to the point of beginning of the land herein described; thence Northwesterly parallel with said main track centerline a distance of 1279 feet more or less, to the point of intersection with a line drawn at right angles to said main track centerline at a point therein, distant 292 feet Southeasterly from its point of intersection with the West line of said Section 35; thence Easterly parallel with the South line of said Section 35 to a point 150 feet Northeasterly as measured at right angles from said main track centerline; thence Southeasterly parallel with said main track centerline, a distance of 1039 feet more or less, to the point of intersection with a line drawn at right angles to said main track centerline, through the point of beginning; thence Southwesterly at right angles, a distance of 100 feet more or less, to the point of beginning. Subject to existing roadway and crossing licenses, if any. ALSO part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 15 East, Town of Jefferson, Jefferson County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 2; thence Westerly along the North line of said 1/4 1/4 section to a point on the Easterly line of the former right of way of the Chicago and Northwestern Railroad Company; thence Southeasterly and along the East line of said right of way

to a point on the East line of said 1/4 1/4 section; thence North along the East line of said 1/4 1/4 section to the place of beginning. (The reference line for the right of way referred to in the above and foregoing descriptions is that created by conveyance recorded on 6/27/1882 in Volume 80 of Deeds on Page 6.).

(This property is located at W3222 Depot Road, Helenville, Wisconsin 53137)

TERMS OF SALE: 1. Cash.
2. Buyer to pay the Wisconsin real estate transfer tax upon confirmation of the Court

DOWN PAYMENT: Ten percent of amount bid in cash or by certified check made payable to the Jefferson County Sheriff's Department at the time of sale with balance payable within ten (10) days of confirmation of sale by the Court.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Dated at Jefferson, Wisconsin this 5 day of February, 2014.



Sheriff Paul Milbrath
Jefferson County Sheriff

BRENNAN STEIL S.C.
By: Nancy B. Johnson
One East Milwaukee Street
Janesville, WI 53545
TELEPHONE: (608) 756-4141
FACSIMILE: (608) 756-9000

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