STATE OF WISCONSIN **CIRCUIT COURT** **JEFFERSON COUNTY**

GREENWOOD'S STATE BANK,
Its Successors and/or Assigns,
Plaintiffs,

-vs-

NOTICE OF FORECLOSURE SALE

SUE ELLEN ZIMMERMAN,
Defendant,

Case # 13-CV-660
Case Code #30404

and
JOHN R. ZIMMERMAN,
and
JEFFERSON COUNTY CLERK OF CIRCUIT COURT,
and
NEUBERGER, WAKEMAN, LORENZ, GRIGGS & SWEET,
Co-Defendants.

Notice is hereby given that by virtue of a Judgment of Foreclosure entered in the above-entitled Court on January 29, 2014, 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 **6th day of August, 2014 at 10:00 a.m.**, the real estate and mortgaged premises directed by said Judgment to be sold, and therein described as follows:

All that portion of the Northwest ¼ of the Northwest ¼ of Section 19, Township 7 North, Range 13 East, lying Southerly of Certified Survey Map No. 4005 recorded in Volume 19 of Certified Surveys on Page 196, as Document No. 1043438; and lying Southwesterly of CTH "O"; and lying Northerly of Koshkonong Creek and Certified Survey Map No. 3871 recorded in Volume 18 of Certified Surveys on Page 207, as Document No. 1026270, all in the Town of Lake Mills, Jefferson County, Wisconsin.
INCLUDING Lot 1 of Certified Survey Map No. 4135 recorded in Volume 20 of Certified Surveys on Page 160, as Document No. 1062558.

N6015 CTH O, Waterloo, WI / 018-0713-1922-003 and 018-0713-1922-001

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 2 day of June, 2014

/s/ Paul Milbrath

Paul Milbrath
Sheriff of Jefferson County, Wisconsin

Rogers & Westrick, S.C.
Plaintiff's Attorney
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Fort Atkinson, Wisconsin 53538
920/563-5577 / 920/563-3577-fax