STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY

WELLS FARGO BANK, NA,

Plaintiff,

vs.

CHARLES J. BAUER, et al.,

Defendants.

CASE NO.: 14-CV-14
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on 11/10/2015, in the amount of $203,060.82, I will sell at public auction at the Main Lobby of the Walworth County Sheriff's Office, 1770 County Trunk NN, Elkhorn, WI 53121, City of Elkhorn, County of WALWORTH, State of Wisconsin on 3/23/2017 at 10:00 AM, all of the following described mortgaged premises, to wit:

A parcel of land located in the Southwest One-quarter (1/4) of Section Twenty-seven (27), Township Two (2) North, Range Fifteen (15) East, in the Village of Darien, Walworth County, Wisconsin, described as follows:

Commencing at the West One-quarter (1/4) Section corner of said Section; thence East along the East-West One-quarter (1/4) Section line 880.63 feet to a point, thence South 47°07' East 48.49 feet to the place of beginning; Thence East along the South Right of Way line of the public highway 100 feet; thence South 47°07' East 150 feet; thence South 72°14' West, 78.13 feet to the Easterly Right of Way line of State Trunk Highway No. 89 (presently USH 14); thence North 47°07'West along said Right of Way line 185 feet to the place of beginning.

Excepting therefrom that portion thereof conveyed to the State of Wisconsin, Department of Transportation, by Deed recorded October 1, 1990 in Volume 501 of Records on Page 220 as Document No. 201411.

The above property is located at: 147 North Walworth Street, Darien, WI 53114-1516

Tax Key No.: QVD 00033
TERMS OF SALE: Cash, Cashier's Check or Certified Check.
DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

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. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 17th day of Feb, 2017, at Elkhorn, Wisconsin.

/s/
Kurt Picknell
SHERIFF OF WALWORTH COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.