

STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 16-CV-508
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

THE ESTATE OF CLAUDETTE A. LEE, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 12/27/2016, in the amount of \$88,071.18, 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, County of WALWORTH, State of Wisconsin on **03/30/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot One (1), in Block Seventeen (17) of the **Village of Sharon** as per original plat thereof recorded in the office of the Register of Deeds in and for said Walworth County, State of Wisconsin.

The above property is located at: **121 John Street**, Sharon, Wisconsin, 53585

Tax Key No.: UOP 00103

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 20th day of Feb, 2017, at Elkhorn, Wisconsin.



Kurt Picknell
SHERIFF OF WALWORTH COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
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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.