

STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY
WELLS FARGO BANK, N.A., CASE NO.: 16-CV-446
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

MICHAEL L. ELDRED, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 10/11/2016, in the amount of \$270,646.74, I will sell at public auction in 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 **04/20/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot 110 in Elkhorn West Addition No. 2 located in part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-five (35), Township Three (3) North, Range Sixteen (16) East, **City of Elkhorn**, Walworth County, Wisconsin.

The above property is located at: **169 North Water Crest Court**, Elkhorn, Wisconsin, 53121

Tax Key No.: YEW2 00110

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 8th day of March, 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
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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.