

STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY

UNITED STATES OF AMERICA ACTING
THROUGH THE RURAL HOUSING SERVICE
OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE,

CASE NO.: 16-CV-504
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ROSA MARTINEZ, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 12/27/2016, in the amount of \$186,021.91, I will sell at public auction at the Main Lobby of the Walworth County Sheriff's Office, 1770 County Trunk NN, Elkhorn, WI 53121, 1st Floor City of Elkhorn, County of WALWORTH, State of Wisconsin on **06/29/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot One (1) of Poplar Ridge Subdivision as recorded in Cabinet C of Plats, Slide 123 as Document No. 509604, **Town of Sugar Creek**, Walworth County, Wisconsin.

The above property is located at: **N7018 Poplar Lane**, Elkhorn, WI 53121

Tax Key No.: GPR 00001

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 12th day of May, 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.