

WELLS FARGO BANK, N.A.,

CASE NO.: 17-CV-157

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

THE ESTATE OF PAUL H. HOFFMANN, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 06/19/2017, in the amount of \$115,469.03, 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 **10/05/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

That part of the Southeast One-quarter (1/4) of Section One (1), Township Two (2) North, Range Eighteen (18) East, described as follows: Beginning at the East One-quarter (1/4) corner of said Section One (1), run thence South on the section line 2082.70 feet to an iron stake, thence North 89° West 992.05 feet, thence South 22°44' West 207.00 feet to the point of beginning, thence North 89° West 262.02 feet, thence South 101.41 feet, thence North 89° East 209.87 feet to the centerline of Spring Valley Road, thence Northeasterly to the point of beginning. ALSO commencing at a point previously described as being South 2082.70 feet, thence North 89° West 992.05 feet, thence South 22°44' West 207.00 feet and North 89° West 262.02 feet from the East One-quarter (1/4) corner of said Section One (1); thence South 101.20 feet to a 3/4 inch iron pipe stake; thence North 89° West 183.75 feet to a 3/4 inch iron pipe stake; thence North 237.10 feet to a 3/4 inch pipe stake; thence South 89° East 183.75 feet to a 3/4 inch iron pipe stake; thence South 135.90 feet to the place of beginning. Said land being the **Town of Lyons**, Walworth County, Wisconsin.

The above property is located at: **1378 Spring Valley Road, Burlington, Wisconsin 53105**

Tax Key No.: NLY 100010D

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 18th day of August, 2017, at Elkhorn, Wisconsin.

/s/Kurt Picknell

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.