
TOWN BANK,

Plaintiff,

vs.

ROBERT CRUZ FLORES,
SALLY J. FLORES,
FLORES FINANCIAL SERVICES INC.,
BOBBY ROCKETS, LLC,
and
STATE OF WISCONSIN
DEPARTMENT OF REVENUE,
Defendants.

Case No. 16CV559
Case Code: 30301, 30404, 30304
Money Judgment
Mortgage Foreclosure
Other – Debtor Actions (Replevin),

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of the foreclosure judgment (the “Judgment”) entered by the Court in the above-captioned action on December 22, 2016 in the amount of \$257,323.78, the undersigned Sheriff of Walworth County will sell at public auction on **November 30, 2017, at 10:00 a.m.**, at Walworth County Sheriff’s Office, 1770 County Trunk NN, Elkhorn, Wisconsin 53121, the following real estate in accordance with the following sale terms:

Property Address:

6291 Hospital Road

Legal Description:

A piece or parcel of land situated in the Northeast One-quarter (1/4) of Section Nine (9), Township Two (2) North, Range Eighteen (18) East, described as follows:

Commence at a point where the Northwesterly line of Highway No. 36, being the Lake Geneva Road, meets the Northerly line of said Section Nine (9); go thence due West along said line the Northerly line of said Section Nine (9), 275 feet; go thence due South to the Northwesterly side of Highway No. 36 aforesaid; go thence Northeasterly along the Northwesterly said of said Highway No. 36 to the place of beginning. AND a strip of land 50 feet wide lying immediately West of the parcel of land conveyed to John H. Reynolds and wife by Warranty Deed recorded in Volume 356 of Deeds, on Page 355, as Document No. 391674, which strip of land also lies North of Highway No. 36, being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Nine (9).

Township Two (2) North, Range Eighteen (18) East. Also part of the Northeast One-quarter (1/4) of Section Nine (9), Township Two (2) North, Range Eighteen (18) East, and more particularly described as follows: Begin at the North 1/4 corner of Section Nine (9); run thence East along the North line of the Northeast One-quarter (1/4) of Section Nine (9), 1213.50 feet to the place of beginning of parcel of land hereinafter described; thence continue East along the North line of said One-quarter (1/4) Section, 151.16 feet to a point that is 325 feet West of the intersection of the North line of said One-quarter (1/4) Section with the Northwesterly line of State Trunk Highway No. 36; thence South at right angles to the North line of said One-quarter (1/4) Section, 199.67 feet to the Northwesterly line of State Trunk Highway No. 36; thence Southwesterly along the Northwesterly line of said highway on the arc of a curve convex Northwesterly and having a radius of 869.02 feet and a chord of 248.00 feet which bears South 37°33'14" West; thence North at right angles to the North line of the Northeast One-quarter (1/4) of Section Nine (9), 396.28 feet to the place of beginning. All of said land being in the **Town of Lyons**, County of Walworth, State of Wisconsin.

Terms of Sale:

1. Cash sale.
2. Ten percent (10%) of sale price required as down payment (the "Deposit") at the time of Sheriff's sale by cash or cashier's check made payable to the Walworth County Sheriff.
3. Balance of sale price due upon confirmation of sale by the Court. Failure to pay balance upon confirmation of sale will result in forfeiture of the Deposit.
4. Property to be sold as a whole "as is, where is, and with all faults" and subject to all real estate taxes, special assessments and penalties and interest, if any, and all other liens and encumbrances. Purchaser shall pay the cost of title evidence and any applicable Wisconsin Real Estate Transfer Tax.

Dated 10-31, 2017.

LS/
Kurt Picknell, Sheriff
Walworth County, Wisconsin

Plaintiff's Attorney:

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