

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 4

WALWORTH COUNTY

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FIFTH THIRD BANK,

Plaintiff,

v.

BENJAMIN POWER COMPANY  
a/k/a BENJAMIN POWER CO.,

Defendant.

Case No. 2017CV000425

Code: 30404 - Foreclosure

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#### NOTICE OF SHERIFF'S SALE

PROPERTY ADDRESS: 848 Commercial Avenue, Whitewater, Wisconsin 53190

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PLEASE TAKE NOTICE that by virtue of an Order and Judgment of Foreclosure entered on the 2<sup>nd</sup> day of October, 2017, in the amount of \$972,566.77, the Sheriff of Walworth County, Wisconsin, will sell at public auction the described premises as follows:

DATE AND TIME: Thursday, December 7, 2017 at 10:00 A.M.

TERMS: The premises will be sold "as is" and subject to any legal liens, encumbrances, leases, or leasehold interests affecting the premises. Ten percent (10%) of the successful bid must be paid to the Clerk of Courts at the sale in cash, cashier's check, or certified funds (personal checks cannot and will not be accepted). The balance of the successful bid, plus payment of all delinquent and unpaid real estate taxes and special assessments, must be paid to the Clerk of Courts in cash, cashier's check, or certified funds, no later than ten (10) days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The buyer is responsible for the applicable Wisconsin Real Estate Transfer Tax and recording fees and, if desired, the cost of title evidence.

PLACE: In the Main Lobby of the Walworth County Sheriff's Office located at 1770 County Trunk NN, Elkhorn, WI 53121.

LEGAL DESCRIPTION:

Lot 1 of Certified Survey No. 645 according to the plat thereof recorded March 4, 1977 in Volume 3 of Certified Surveys on pages 126 and 127 as Document No. 14023, City of Whitewater, County of Walworth, state of Wisconsin.

Parcel Id. Number: IA 645 00001

Property Address: 848 Commercial Avenue, Whitewater, Wisconsin

Dated at Elkhorn, Walworth County, Wisconsin, this 09<sup>th</sup> day of November, 2017.



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Kurt Picknell  
Sheriff of Walworth County, Wisconsin

Ann Ustad Smith, SBN 1003243  
Joseph D. Brydges, SBN 1079318  
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*Attorneys for Plaintiff*

**Michael Best & Friedrich LLP is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.**