

STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY

COLONIAL SAVINGS, F.A.,

Plaintiff,

vs.

CASE NO.: 09-CV-106
FORECLOSURE CASE CODE-30404

AMENDED
NOTICE OF SHERIFF'S SALE

TIMOTHY H. GENS, et al.

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 04/15/2013 in the amount of \$285,022.97, I will sell at public auction in 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 **02/22/2018 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot 27 and Lot 28 in Block "G" in Cisco Beach, a subdivision in Section 5, Township 1 North, Range 17 East of the 4th Principal Meridian, according to plat thereof recorded October 9, 1926 in Volume 8 of Plats, page 103, Walworth County, Wisconsin.

The above property is located at: **N2403 Cisco Road, Lake Geneva, WI 53147**

Tax Key No.: ICI 00162C

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

FULL PAYMENT OF BID REQUIRED AT SALE: Pursuant to order of the Circuit Court, 100% of amount bid by Cash, Cashier's Check or Certified Check must be paid to the Sheriff at the time of bid to be declared the winning bidder, except that Plaintiff may present its bid receipt for any credit bid. Balance of statutory costs, if any, must be paid within ten (10) business days after confirmation of the sale. Failure to pay any 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 15th day of FEBRUARY, 2018, at Elkhorn, Wisconsin.

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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.