
TOPPLE'S TREE SERVICE LLC

Plaintiff,

vs.

TOM KLEIN

Defendant.

Case No. 2017CV000210

Case Code: 30405

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure and Sale entered into the above-entitled action on August 14, 2017, in favor of the Plaintiff, Topple's Tree Service LLC and against the Defendant, Tom Klein, the undersigned sheriff of Walworth County, Wisconsin, will sell at public auction in the lobby of the Walworth County Sheriff's Department, 1770 County Trunk Highway NN, Elkhorn, Walworth County, Wisconsin, on the 1st day of March, 2018, at 10:00 o'clock in the forenoon of that day, the real estate directed by said judgment to be sold, and therein described as follows:

Lots 24 and 25, Block 7, Williams 3rd Addition, Village of Williams Bay, Walworth County, Wisconsin.

23 South Walworth Street
Williams Bay, WI 53191

Tax Key No. WOP 00106


Terms of Sale: Cash.

Down Payment: Ten Percent (10%) of Bid by cash or cashier's check or certified funds, made payable to the Walworth County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Court in cash, cashier's check or certified funds upon the court's confirmation of the sale.

Upon confirmation of the sale, the purchaser shall receive a sheriff's deed, subject to the express conditions that the property is sold subject to existing real estate tax, accrued and accruing special assessments, if any, and that there are no warranties of title; the property is sold without escrow and

in "AS IS" condition. Purchaser to pay all transfer and recording fees and any cost of title evidence.

Dated at Elkhorn, Wisconsin, this 25th day of January, 2018.



Kurt Picknell
Sheriff of Walworth County, Wisconsin