

LANDMARK CREDIT UNION,

Plaintiff,

**NOTICE OF FORECLOSURE SALE**

v.

Case No: 18-CV-000612

**ESTATE OF SILVESTRE RAMIREZ LINARES,**

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 11, 2018, in the amount of \$110,612.83, the Sheriff will sell the described premises at public auction as follows:

**DATE:** February 7, 2019

**TIME:** 10:00 a.m.

**PLACE:** Main Lobby – Walworth Co. Sheriff's Office  
1770 County Road NN, Elkhorn

**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Walworth Co. Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid 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 property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

**NOTICE TO THIRD-PARTY BIDDERS:** Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

**PROPERTY DESCRIPTION:** A part of the NE ¼ of Section 8 T4N, R15E City of Whitewater, described as follows: Commencing at a point in the centerline of the South Franklin Street at a point of intersection with the centerline of South Street (now Caine Street), thence West 165 feet to the place of beginning; continuing West 100 feet; thence South 188 feet; thence East 100 feet; thence North 188 feet to the place of beginning, all being in the City of Whitewater, Walworth County, Wisconsin.

**PROPERTY ADDRESS:** 525 W. Caine St., Whitewater, WI 53190

Kurt Picknell, Sheriff  
Walworth County, Wisconsin

Mark C. Darnieder  
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