

STATE OF WISCONSIN: CIRCUIT COURT: WALWORTH COUNTY

WAUKESHA STATE BANK,
Plaintiff,

vs.

Case No. 2018CV81
Code No. 30404

MARTIN S. GUERRERO and
YOLANDA GUERRERO,
Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 1, 2018, in the amount of \$402,790.72, the Sheriff of Walworth County, Wisconsin, will sell the described premises at public auction as follows:

DATE/TIME: Thursday, February 14, 2019 10:00 a.m.

PLACE: Walworth County Sheriff's Office, Main Lobby
1770 County Trunk NN
Elkhorn, WI 53121

DESCRIPTION: Lot 2 of CERTIFIED SURVEY MAP NO. 2534 according to the recorded plat thereof recorded in Volume 12 of Certified Surveys on page 296 as Document No. 297777, located in the Southeast 1/4 of Section 29, Township 3 North, Range 18 East, Walworth County, Wisconsin.

ALSO:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 3 North, Range 18 East of the Fourth Principal Meridian, in the Town of Spring Prairie, Walworth County, Wisconsin and being more particularly described as follows: Commence at the Southeast corner of said Southeast 1/4 Section; thence South 87 deg. 50'28" West 263.18 feet (recorded as 259.20 feet) to a point of curvature; thence Southwesterly 36.58 feet along the arc of said curve being a curve to the right, having a radius of 1433.32 feet (recorded as 1432.60 feet) a central angle of 01 deg. 27'43", and whose long chord bears South 88 deg. 34'22" West 36.57 feet; thence North 02 deg. 28'00" West 50.03 feet to a point on the North line of State Trunk Highway "11" and the place of beginning of this description; thence Northwesterly 66.11 feet along said North line being the arc of a curve to the right, having a radius of 1383.32 feet (recorded as 1382.60 feet), a central angle of 02 deg. 44'17", and whose long chord bears North 89 deg. 15'52" West 66.10 feet to the Southeast corner of Certified Survey Map No. 2304; thence North 02 deg. 28'00" West along the East line of said Map 282.40 feet to the Northeast corner of said Map; thence North 89 deg. 15'26" West along the North line of said Map 394.38 feet; thence North 02 deg. 29'31" West 243.69 feet; thence South 89 deg. 15'26" East 460.59 feet; thence South 02 deg. 28'00" East feet to the place of beginning. Said land being in the Town of Spring Prairie, County of Walworth and State of Wisconsin.

PROPERTY ADDRESS: W1728 State Road 11, Burlington, WI 53105

TERMS: Ten percent of the successful bid must be paid to the sheriff at the time of the sale in cash, cashier's check or certified check, **payable to the clerk of courts** (personal checks cannot be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified check no later than ten days after the court's confirmation of the sale or else the 10 percent down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

Plaintiff's Attorney:
Richard R. Kobriger
Cramer, Multhaupt & Hammes, LLP
P.O. Box 558
Waukesha, WI 53187-0558
(262)-542-4278

Dated: 12-6-18

KS
Kirk Picknell, Sheriff

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