

STATE OF WISCONSIN : CIRCUIT COURT : JEFFERSON COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-229

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

DAVID B. LARSON, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 08/24/2015, in the amount of \$217,925.62, I will sell at public auction at the Main lobby of the Jefferson County Sheriff's Department, 411 South Center Avenue, Jefferson, WI 53549, City of Jefferson, County of JEFFERSON, State of Wisconsin on **11/25/2015 at 10:00 AM**, all of the following described mortgaged premises, to wit:

A part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-four (34), and a part of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-five (35), Township Seven (7) North, Range Fourteen (14) East, in the Town of Aztalan, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the iron pipe marking the Southeast corner of Section Thirty-four (34) and the Southwest corner Section Thirty-five (35); thence North 0° 33' East along the line between the two sections, 430.34 feet to an iron pipe marking the point of beginning; thence West, 309.46 feet to the centerline of County Trunk Highway "Q"; thence North 1° 00' East along the centerline of said highway, 100 feet; thence East, 358.63 feet to an iron pipe on the West bank of the Rock river; thence South 13° 31' East along a meander line on said river bank, 102.84 feet; thence West, 75 feet to the point of beginning.

INCLUDED shall be all land lying between the meander line herein described and the West shore of Rock River.

The above property is located at: 4934 North County Highway N, Jefferson, WI 53549

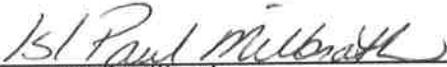
Tax Key No.: 002 0714 3444 005

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

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay 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 13 day of October, 2015, at Jefferson, Wisconsin.



Paul Milbrath
SHERIFF OF JEFFERSON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
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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.