

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-56  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

STEPHANIE M. LARSON, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/02/2015, in the amount of \$181,060.50, I will sell at public auction in 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 **10/07/2015 at 10:00 AM**, all of the following described mortgaged premises, to wit:

All that parcel of land in the City of Watertown, Jefferson County, State of Wisconsin, as more fully described in Deed Doc #1188659, ID# 291-0815-0322-043, being known and designated as Lot 5, Concord Heights.

The above property is located at: 217 North Concord Avenue, Watertown, WI 53094

Tax Key No.: 291-0815-0322-043

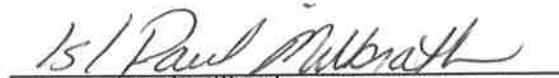
TERMS OF SALE: Cash, Cashier's Check or Certified Check.

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 24 day of August, 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.**