

STATE OF WISCONSIN : CIRCUIT COURT : JEFFERSON COUNTY
WELLS FARGO BANK, N.A., CASE NO.: 13-CV-532
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

CHRISTIAN J. PEREZ, and
ZENIRIAM H. PEREZ, et. al
Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 1/3/2014, in the amount of \$283288.55, 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 4/9/2014, at 10:00 AM all of the following described mortgaged premises, to wit:
Lot Eighteen (18), The Preserve at Deer Creek, Town of Ixonia, Jefferson County, Wisconsin.
Together with an undivided one-thirty-seventh interest, per lot, in Outlot One (1), The Preserve at Deer Creek, Town of Ixonia, Jefferson County, Wisconsin.

The above property is located at: W1165 Winterberry Lane, Ixonia, WI 53036

Tax Key No.: 012 0816 2721 012

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

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 13th day of March, 2014, at Jefferson, Wisconsin.

/s/Paul Milbrath

Paul Milbrath
SHERIFF OF JEFFERSON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
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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.