

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 16-CV-928
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

MICHAEL J. BRACHMANN, et al.,

Defendants.

2016 DEC 20 AM 11:06
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on 7/29/2016, in the amount of \$251,564.04, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard, City of Waukesha, County of WAUKESHA, State of Wisconsin on **02/01/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot 2, Block "B" in NORTHWOOD ACRES, a Subdivision of a part of the East ½ of the West ½ of the Southeast 1/4 of Section 14, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, State of Wisconsin.

The above property is located at: W145 N7275 Northwood Drive, Menomonee Falls, Wisconsin, 53051

Tax Key No.: MNFV 0056.019

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 20th day of December, 2016, at Waukesha, Wisconsin.

Eric Severson

Eric J. Severson
SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

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.