

WELLS FARGO BANK, N.A.,

CASE NO.: 14-CV-1549
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

SCOTT A. KAALE, and
TAMMY E. KAALE, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 09/26/2014 in the amount of \$239,947.82 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 **01/14/2015** at **10:00 AM** all of the following described mortgaged premises, to wit:

All that part of the East One-half (1/2) of Section Nine (9), in Township Five (5) North, Range Eighteen (18) East, in the Town of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the South One-quarter (1/4) corner of Section Nine (9); thence North 89° 53' East, along the South line of the Southeast One-quarter (1/4), 66.00 feet; thence North 00° 05' West, 1,876.98 feet; thence North 88° 55' East, 400.00 feet to the place of beginning of the parcel hereinafter described; thence North 00° 05' West, 92.88 feet; thence North 87° 51' East 413.03 feet to the Westerly line of a proposed Town Road; thence 150.43 feet along said Westerly line, being the arc of a curve, radius of 1,305.91 feet, center of which lies to the East and a chord bearing South 9° 37' East, 150.34 feet; thence South 86° 26' West, 438.91 feet; thence North 00° 05' West, 67.12 feet to the place of beginning.

The above property is located at: W313 S7611 Spring Lane, Mukwonago, WI 53149

Tax Key No.: MUKT 1908 989

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 3rd day of December, 2014, at Waukesha, Wisconsin.

Daniel J. Trawicki

Daniel J. Trawicki
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.

WAUKESHA COUNTY CLERK
2014 DEC -8 AM 11:34