

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 14-CV-2283

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

SCOTT D. KRAUSE, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 02/19/2015, in the amount of \$123,837.64, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard, City of Waukesha, County of WAUKESHA, State of Wisconsin on **01/06/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

All that part of Lots One (1), Two (2) and Three (3), Block "F" and all that part of vacated Vine Street, White Rock Spring Addition, being a part of the Northwest One-quarter (1/4) and Southwest One-quarter (1/4) of Section Thirty-five (35), Township Seven (7) North, Range Nineteen (19) East, and all that part of the Northwest One-quarter (1/4) of Section Thirty-five (35), Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the East line of Lot One (1), Block "F", White Rock Spring Addition, such point being 23 feet North of the Southeast corner of said Lot; thence running Westerly 145 feet parallel with the Southern line of Lots One (1), Two (2) and Three (3) to a point; thence Southerly parallel with the West line of Lot Three (3), 40 feet to a point; thence Easterly parallel with the Southern lines of Lots One (1), Two (2) and Three (3) to a point in the Eastern line of Lot One (1), extended; thence North along said Eastern line and its extensions 40 feet to the place of beginning.

ALSO: All that part of the Northwest One-quarter (1/4) of Section Thirty-five (35), Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at a point 17 feet South of the Southeast corner of Lot One (1), Block "F", White Rock Spring Addition, a recorded Subdivision in said Section Thirty-five (35); thence South on the East line of said Lot One (1), extended 9.4 feet; thence West 145 feet to the East line of Jefferson Avenue; thence North 9.9 feet to a point, 17 feet South of the Southwest corner of Lot Three (3), Block "F"; thence East 145 feet to the place of beginning.

The above property is located at: 1937 Jefferson Avenue, Waukesha, WI 53186

Tax Key No.: WAKC 1003 251

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 23rd day of November, 2015, at Waukesha, Wisconsin.

Eric Severson

Eric J. Severson
SHERIFF OF WAUKESHA COUNTY, WI

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

2015 NOV 23 AM 11:23
WAUKESHA SHERIFF DEPT
RECORDS DIVISION