

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

THE ESTATE OF CHRISTOPHER KNUTSON, et al.,

Defendants.

CASE NO.: 15-CV-1150  
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

WAUKESHA SHERIFF'S  
RECORDS DIVISION  
2015 DEC -4 AM 10:05

By virtue of a Judgment of Foreclosure made in the above entitled action on 09/24/2015, v in the amount of \$313,113.97, 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 **01/13/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Four (4), in the Ponds, being all of Parcel 2, Certified Survey Map No. 7527 located in the Northeast One-quarter (1/4) Northwest One-quarter (1/4) Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirteen (13), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

The above property is located at: 1622 Auburn Court, Waukesha, WI 53189

Tax Key No.: WAKC 1346 095

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 4<sup>th</sup> day of December, 2015, 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  
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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.**