

Wells Fargo Bank, N.A.

Plaintiff,  
vs.

Joshua H. Kammeraad and Jane Doe Kammeraad a/k/a  
Amber Kammeraad

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 14-CV-978

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 21, 2015 in the amount of \$106,240.57 the Sheriff will sell the described premises at public auction as follows:

TIME: April 8, 2015 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the West steps of the Rock County Courthouse, in the City of Janesville, Rock County

DESCRIPTION: Part of Lots 12, 13 and 14, Block 1, Wheeler's Addition, in the City of Janesville, County of Rock and State of Wisconsin, described as follows: Commencing at a point 2 rods North of the center of Sharon Street, formerly known as Racine Road, 50 rods East from the Southwest corner of the North ½ of the South ½ of the Southwest ¼ of Section 31, Township 3 North, Range 13 East of the 4th P.M., being the Southeast corner of land formerly deeded to Robinson; thence North 12 rods to land formerly deeded to Carey; thence East 8 rods; thence South 12 rods to Sharon Street or Racine Road, so called; thence West, along said road, 8 rods to the place of beginning; EXCEPTING THEREFROM, a street 4 rods wide running in a Northeasterly direction from Sharon Street or Racine Road through said land; FURTHER EXCEPTING THEREFROM, all that part of said Lot 14 lying Southeasterly of said street exception.

Also, the Easterly 17 feet in equal width of Lot 17, Block 1, Wheeler's Addition, in the City of Janesville, County of Rock and State of Wisconsin.

Also, the Southerly 4 feet in equal width of Lot 11, Block 1, Wheeler's Addition, in the City of Janesville, County of Rock and State of Wisconsin.

EXCEPTING THEREFROM, that part of said Lots 11, 12 and 13, described as follows: Beginning at an iron pipe in the East line of said Lot 11, 4.00 feet North of the Southeast corner of said Lot 11; thence South, along the East lines of said Lots 11 and 12, and the West side of Grove Street, 56.20 feet to an iron pipe; thence Southwesterly, along the Northerly line of Tyler Street, 60.00 feet to an iron pipe; thence Northwesterly, in a straight line, 95.0 feet to an iron pipe on a line drawn parallel with and 4.00 feet North of the South line of said Lot 11, and being 50.60 feet East of the West line of said Lot 11; thence Easterly, parallel with and 4.00 feet North of the South line of said Lot 11, 81.5 feet to the place of beginning.

PROPERTY ADDRESS: 1217 Tyler St Janesville, WI 53545-4934

DATED: February 5, 2015

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.