

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-471

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ROBERT J. GROETKEN, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 09/02/2016, in the amount of \$171,543.36, I will sell at public auction at the lower West lobby (front steps) of the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, City of Janesville, County of ROCK, State of Wisconsin on 03/08/2017 at 10:00 AM, all of the following described mortgaged premises, to wit:

Lots Five (5) and Six (6) in Block Nine (9), ORIGINAL PLAT of the Village of Bass Creek, now Known as Hanover, in the Town of Plymouth, County of Rock and State of Wisconsin.

The above property is located at: 8224 West High Street, Orfordville, WI 53576

Tax Key No.: 6-15-381.1

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 25th day of January, 2017, at Janesville, Wisconsin.

/s/Robert D. Spoden

Robert D. Spoden

SHERIFF OF ROCK 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.