

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

WELLS FARGO FINANCIAL WISCONSIN, INC.,

CASE NO.: 14-CV-901

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

DOUGLAS S. KRAUSE, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 01/13/2015 in the amount of \$159,695.77 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 **04/15/2015 at 10:00 AM** all of the following described mortgaged premises, to wit:

Lot One (1) of CERTIFIED SURVEY MAP, Volume 20, page 209, being part of the E 1/2, SE 1/4 of Section 23, Township 3 North, Range 14, in the Township of Johnstown, Rock County, Wisconsin.

The above property is located at: 12338 East County Road A, Avalon, WI 53505

Tax Key No.: 6-9-196A

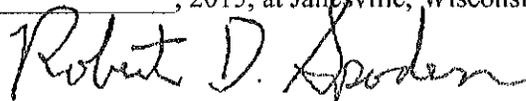
TERMS OF SALE: Cash, Cashier's Check or Certified Check.

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 6 day of March, 2015, at Janesville, Wisconsin.



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.**