

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-287

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

MATTHEW SORENSEN, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 05/28/2015, in the amount of \$164,058.19, 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 **06/15/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

A parcel of land in the Northeast One-quarter (1/4) of Section Eighteen (18), Township Four (4) North, Range Twelve (12) East, Town of Fulton, County of Rock, State of Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section Eighteen (18), marked by an iron plug; thence West, 249.2 feet along the North line of said Section Eighteen (18) to an iron spike; thence South 34°18' West, 1921.3 feet along Staff Road to the point of beginning; Thence continue South 34°18' West, 135.00 feet to a spike in Staff Road; thence North 67°12' West, 329.1 feet to a 3/4" iron stake; thence North 34°18' East, 135.0 feet to a 3/4" iron rod; thence South 67°12' East, 329.1 feet to the point of beginning, EXCEPTING therefrom the South 8 feet thereof.

The above property is located at: 9651 North Staff Road, Edgerton, WI 53534

Tax Key No.: 012 05201

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.

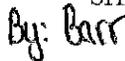
This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 13<sup>th</sup> day of May, 2016, 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

By: 

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.