

Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc.

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 15-CV-273

vs.

Dennis Nichols and Georgia Schwartz

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 8, 2015 in the amount of \$97,808.86 the Sheriff will sell the described premises at public auction as follows:

TIME: October 14, 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 the North 1/2 of the Southeast 1/4 of Section 31, Town 3 North, Range 13 East, Fourth Principal Meridian, Harmony Township, Rock County Wisconsin, described as follows: Commencing at the SE Corner of Section 31, T3N, R13E, of the 4th P.M., thence due North (assumed) along the East line of said Section, 1243.34 feet to the centerline of State Trunk Highway No. 11 (Racine Street); thence North 49°18'15" West along the centerline of said Highway 428.57 feet. TRACT 'A' thence continuing North 49°18'15" West along said centerline 177.97 feet to the place of beginning for the land to be herein described; thence South 40°38'45" West along the Northwesterly line and said line extended, of a tract of land conveyed by deed in Vol. 316, Page 586, 395.23 feet to an iron pipe monument set on the South line of the NE 1/4 of the SE 1/4 of said Section; thence North 88°15' West along said line 77.15 feet to an iron pipe monument found at the Southwesterly corner of a tract of land conveyed by deed in Volume 387, Page 525; thence North 40°38'45" East along the Northwesterly line of said tract 443.88 feet to the centerline of said Highway; thence South 49°18'15" East along said centerline 60.0 feet to the place of beginning. ALSO, a tract of land in the North 1/2 of the Southeast 1/4 of Section 31 in Township 3 North of Range 13 East of the 4th Principal Meridian, in the City of Janesville, Rock County, Wisconsin, described as follows: Commencing at the point of intersection of the original center line of East Racine Street (State Trunk Highway 11 and City Route U.S. Highway 14) with the East line of said Section, and running thence North 49°18'15" West along said original street center line 666.54 feet to the place of beginning for the land to be herein described; thence South 40°38'45" West 360.33 feet; thence North 49°18'15" West 30.00 feet; thence North 40°38'45" East 360.33 feet to the centerline of aforesaid; thence South 49°18'15" East along said center line 30.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by Oliver F. Weir and Marie A. Weir, his wife to the City of Janesville, by virtue of Quit Claim Deed recorded August 23, 1966, in Volume 220 of Records, on Page 558 as Document No. 707458, described as follows, to-wit: A perpetual easement for park and related purposes over a parcel of land in the N 1/2 of the SE 1/4 of Section 31, Town 3 North, Range 13 East, of the 4th Principal Meridian, in the City of Janesville, Rock County, Wisconsin, to-wit: Commencing at the point of intersection of the original center line of East Racine Street (State Trunk Highway 11 and City Route U.S. Highway 14) with the East line of said Section, and running thence North 49°18'15" West along said original street center line 606.54 feet; thence South 40°38'45" West 360.23 feet to the place of beginning of this description; thence continuing South 40°38'45" West 35.00 feet to a point on the South line of the NE 1/4 of the SE 1/4 of said Section; thence North 88°15' West along the South line of the NE 1/4 of the SE 1/4 of said Section 77.15 feet; thence North 40°38'45" East 83.55 feet; thence South 49°18'15" East 60.00 feet to the place of beginning.

PROPERTY ADDRESS: 2218 E Racine St Janesville, WI 53545-4340

DATED: August 10, 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 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.