

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

WELLS FARGO BANK, N.A. SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.,

CASE NO.: 17-CV-273
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

MICHAEL D. VANDERKOOI, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/07/2017, in the amount of \$39,992.78, 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 **01/10/2018 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Twenty (20), Block One (1), Fluekiger's Addition to the City of Beloit, Rock County, Wisconsin, according to the recorded plat thereof, situated in the County of Rock and State of Wisconsin.

The above property is located at: 1138 Oak Street, Beloit, Wisconsin 53511

Tax Key No.: 1265 0620

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 1st day of December, 2017, at Janesville, Wisconsin.

/s/Robert D. Spoden

Robert D. Spoden

SHERIFF OF ROCK COUNTY, WI

By: Deputy Anthony J. Barr #2361

KOHNER, MANN & KAILAS, S.C.
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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.