

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

COLONIAL SAVINGS, F.A.,

CASE NO.: 16-CV-155
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

TRACY SLATTER, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/08/2016, in the amount of \$60,242.82, I will sell at public auction in 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 **01/18/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lots One (1) and Two (2) of Certified Survey Map recorded in Volume 5 of Certified Survey Maps on Page 236 and 237 as Document No. 842639, being part of the Northeast One-quarter (1/4) of the Southeast One quarter (1/4) of Section Two (2), Township Two (2) North, Range Twelve (12) East, in the City of Janesville, Rock County, Wisconsin.

The above property is located at: 1307 Lapham Street, Janesville, WI 53546

Tax Key No.: 0402300141 and 0402300142

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 5th day of December, 2016, at Janesville, Wisconsin.

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

/s/Robert D. Spoden

Robert D. Spoden
SHERIFF OF ROCK COUNTY, WI

By: Deputy Anthony J. Bauer 12/30/16

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.