

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 16-CV-73  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

GARY MODIE, et al.,

Defendants.

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By virtue of a Judgment of Foreclosure made in the above entitled action on 4/13/2016, in the amount of \$131,019.66, 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 **10/19/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Twenty-four (24), Miller and Berkness Third Addition, City of Janesville, Rock County, Wisconsin.

The above property is located at: 731 North Arch Street, Janesville, Wisconsin, 53548

Tax Key No.: 241 0126400369

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 7th day of September, 2016, at Janesville, Wisconsin.

/s/Robert D. Spoden

Robert D. Spoden  
SHERIFF OF ROCK COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
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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.**