

STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY

WELLS FARGO FINANCIAL WISCONSIN, INC.,

CASE NO.: 10-CV-0052  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

JOANN M. CARSTENS,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 3/4/2011, in the amount of \$230,565.51, I will sell at public auction at the Near the center staircase on the 1st floor of the Manitowoc County Courthouse 1010 South 8th Street Manitowoc, WI 54220, City of Manitowoc, County of Manitowoc, State of Wisconsin on 1/17/2012, at 9:30 AM all of the following described mortgaged premises, to wit:

Tract 2.21 Of A Certified Survey In The Southeast ¼ Of The Northeast ¼ Of Section 9, Township 19 North, Range 23 East, In The Town Of Manitowoc Rapids, Manitowoc County, Wisconsin; (Being A Survey Of Tract 2.2 Of A Certified Survey Recorded In Volume 16 Of Certified Survey Maps, At Page 67, And Additional Lands; Tract 2.2 Further Being A Resurvey Of Tract B Of A Certified Survey Recorded In Volume 1 Of A Certified Survey At Page 601), Recorded In Volume 19 Of Certified Survey Maps, At Page 3, As Document No. 846521.

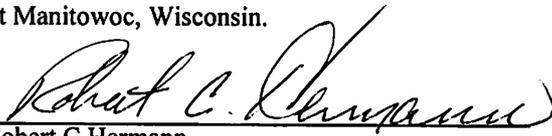
Tax Key No.: 010-009-004-005.01

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

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 8<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2011, at Manitowoc, Wisconsin.

  
Robert C Hermann  
SHERIFF OF MANITOWOC COUNTY, WI

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

The above property is located at: 6660 Arrow Drive, Manitowoc, WI 54220

**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.**