

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-173  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

GEORGE C. COTTRELL, JR., et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 01/06/2016, in the amount of \$13,373.28, I will sell at public auction 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 **4/12/2016 at 9:30 AM**, all of the following described mortgaged premises, to wit:

Lot Eleven (11), EXCEPT that part and parcel lying and being situated between the West and South lot lines of said lot and a curved line described as follows: An arc of a circle having a radius of Sixty (60) feet and being tangent to both West and South lines of said lot.

And also all of Lot Twelve (12);

ALL in Assessment Plat Number Five (5) in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded Plat of said Assessment Plat.

EXCEPTING THEREFROM parcel conveyed by Warranty Deed as recorded in Volume 611 of Records, Page 598, Document No. 539333.

The above property is located at: 1718 Michigan Avenue, Manitowoc, WI 54220

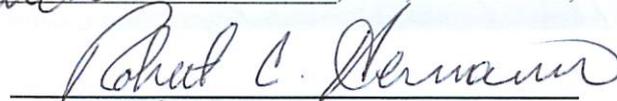
Tax Key No.: 052 125 000 120 00

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 7<sup>th</sup> day of March, 2016, at Manitowoc, Wisconsin.



Robert C. Hermann  
SHERIFF OF MANITOWOC 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.**