

STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY
WELLS FARGO BANK, N.A., CASE NO.: 16-CV-195
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

PATRICIA A. NELSON, et al.,
Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 08/04/2016, in the amount of \$76,703.41, 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 **02/07/2017 at 9:30 AM**, all of the following described mortgaged premises, to wit:

Lot Five (5), Block Two-Hundred Fifty-five (255), according to the recorded Original Plat, in the City of Manitowoc, Manitowoc County, Wisconsin.

The above property is located at: 909 South 25th Street, Manitowoc, Wisconsin, 54220

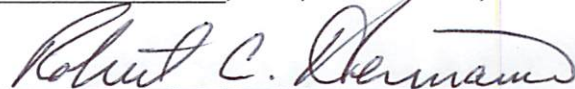
Tax Key No.: 052 000 255 050 00

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 30th day of December, 2016, at Manitowoc, Wisconsin.



Robert C. Hermann
SHERIFF OF MANITOWOC COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
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Milwaukee, WI 53212
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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.