

STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 11-CV-604

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

WARREN WEISFELD, and
TERESA WEISFELD, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 6/6/2012, in the amount of \$295,388.81, 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 11/27/2012, at 9:30 AM all of the following described mortgaged premises, to wit:

PARCEL I:

A parcel of land situated in the Northeast One-quarter (1/4) of Section Seven (7), Township Eighteen (18) North, Range Twenty-three (23) East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows: Commence to measure at the East Quarter Section corner; thence North along the East line of said 80 acre tract 1250.13 feet; thence West along the South line of H. Luedtke property 360 feet. thence North 71° 40' West, 324 feet; thence South 28° 10' West, 190 feet; thence South 91° 30' West, 200 feet; thence North 83° 03' West, 90 feet; thence North 38° 38' West, 358 feet; thence North 87° 38' West, 155 feet; thence South 89° 42' West, 80 feet to the point of real beginning; thence South 01° 00' West, 156 feet, more or less, to waters edge of English Lake; thence Southwesterly a distance of 50 feet more or less along waters edge; thence North 17° 00' West, a distance of 110 feet more or less to the Easterly line of the private road; thence North 46° 09' East, along said Easterly line of roadway a distance of 110 feet to the point of beginning. The said Northeast One-quarter (1/4) is also known as Government Lots One (1) and Two (2).

PARCEL II:

A parcel of land in Government Lot Two (2), Section Seven (7), Township Eighteen (18) North, Range Twentythree (23) East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows: Commencing at the East Quarter corner of said Section Seven (7); thence due North a distance of 1250.13 feet; thence due West a distance of 360.0 feet; thence North 71° 40' West, a distance of 324 feet; thence South 28° 10' West, a distance of 190 feet; thence South 71° 30' West, a distance of 200 feet; thence North 83° 03' West, a distance of 90 feet; thence North 38° 38' West, a distance of 358 feet; thence North 87° 38' West, a distance of 155 feet; thence South 89° 42' West, a distance of 80 feet to the point of real beginning, said point being the Northeast corner of a parcel of land described in Volume 510 Deeds, Page 426; thence North 88° 39' West, a distance of 321.71 feet; thence South 24° 11' 27" East, a distance of 101.43 feet; thence North 70° 09' East, a distance of 52.17 feet; thence South 50° 10' East, a distance of 102.7 feet to an iron pipe, said pipe being the Southeasterly corner of a Parcel of land described in Volume 435 Deeds, Page 197; thence North 48° 49' East, a distance of 202.06 feet (recorded as North 46° 09' East, a distance of 210 feet) to the point of real beginning.

Excepting Therefrom that parcel previously sold to George F. Ploederl and his wife and recorded in Volume 435 Records, Page 197.

PARCEL III:

A Parcel of land situated in the Northeast One-quarter (1/4) of Section Seven (7), Township Eighteen (18) North, Range Twenty-three (23) East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows:

Commence to measure at the East Quarter Section corner; thence North along the East line of said 80 acre tract, 1250.13 feet; thence West along the South line of H. Luebke property, 360 feet; thence North 71° 40' West, 324 feet; thence South 28° 10' West, 190 feet; thence South 71° 30' West, 200 feet; thence North 83° 03' West, 90 feet; thence

North 38° 38' West, 358 feet; thence North 87° 38' West, 155 feet; thence South 89° 42' West, 80 feet; thence South 46° 09' West, 110 feet, to the point of real beginning; thence South 17° East, 110 feet, more or less to the water's edge of English Lake; thence Southerly a distance of 37 feet, more or less along said water's edge; thence North 45° West, a distance of 110 feet, more or less, to the Easterly line of the private road; thence North 46° 09' East, along said Easterly line of roadway a distance of 100 feet to the point of real beginning. Said Northeast One-quarter (1/4) is also known as Government Lots One (1) and Two (2).

PARCEL IV:

A tract of land in Government Lot Two (2), Section Seven (7), Township Eighteen (18) North, Range Twenty-three (23) East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section Seven (7); thence due North a distance of 1250.13 feet; thence due West a distance of 360 feet; thence North 71° 40' West, a distance of 324 feet; thence South 28° 10' West, a distance of 190 feet; thence South 71° 30' West, a distance of 200 feet; thence North 85° 03' West, a distance of 90 feet; thence North 38° 38' West, a distance of 358 feet; thence North 87° 38' West, a distance of 155 feet; thence South 89° 42' West a distance of 80 feet; thence South 46° 09' West, a distance of 110 feet to the point of real beginning; thence continue South 46° 09' West, a distance of 100 feet; thence Northwesterly a distance of 30 feet; thence Northeasterly a distance of 113 feet, more or less to a point; thence South 17° East, a distance of 20 feet to the point of real beginning.

PARCEL V:

Full rights of ingress and egress over the presently established road to gain access to the above described property which rights are to be used in common with others.

The above property is located at: 4201 W. Lake Drive, Manitowoc, WI 54220

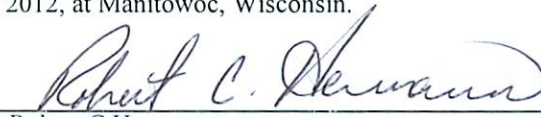
Tax Key No.: 014 007 002 020 00

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 30th day of October, 2012, 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.