

U.S. BANK, NATIONAL ASSOCIATION,

CASE NO.: 11-CV-594
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

JEFFREY J. GUSSERT, and
SUSAN M. BURNS, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 2/6/2012, in the amount of \$210,919.77, 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 9/18/2012, at 9:30 AM all of the following described mortgaged premises, to wit:

Lot One (1), of a Certified Survey Map as recorded in Volume 24 of Certified Survey Maps on Page 81 as Document No. 968777 (being a part of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-three (33), Township Twenty-one (21) North, Range Twenty-two (22) East, in the Town of Cooperstown, Manitowoc County, Wisconsin.

The above property is located at: 12077 Marshek Road, Reedsville, WI 54230

Tax Key No.: 003 033 011 001.00

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 17th day of August, 2012, 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.