

WELLS FARGO BANK, N.A.,

CASE NO.: 15-CV-464

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ANDREW C. BRAND, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 03/01/2016, in the amount of \$94,512.94, 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 **6/7/2016 at 9:30 AM**, all of the following described mortgaged premises, to wit:

A tract of land in the East One-half (1/2) of the Northeast One-quarter (1/4) of Section Thirty-five (35), Township Nineteen (19) North, Range Twenty-two (22) East, in the Town of Cato, Manitowoc County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section Thirty-five (35); thence South 1°59' West, along the section line a distance of 1115.0 feet to the centerline of U.S.H. 151, being the point of real beginning; thence continuing South 1°59' West to the said section line a distance of 235.00 feet; thence North 86°05' West, a distance of 316.7 feet; thence North 3°59' East, to the center line of U.S.H. 151; thence Southeast along said centerline of U.S.H. 151 to the point of beginning. EXCEPTING THEREFROM property conveyed for highway purposes in Warranty Deed to the Wisconsin Department of Transportation recorded in Volume 920 of Records, Page 591, as Document No. 675575.

The above property is located at: 11411 U.S. Highway 151, Manitowoc, Wisconsin, 54220

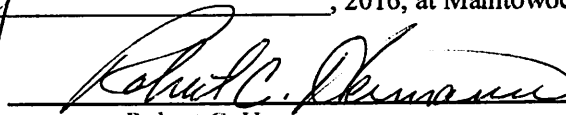
Tax Key No.: 001 035 001 003 00

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 2<sup>ND</sup> day of May, 2016, at Manitowoc, Wisconsin.



Robert C. Hermann

SHERIFF OF MANITOWOC COUNTY, WI

KOHNER, MANN & KAILAS, S.C.

Attorneys for Plaintiff

4650 N. Port Washington Road

Milwaukee, WI 53212

PH: (414) 962-5110

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.