

STATE OF WISCONSIN : CIRCUIT COURT : IOWA COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 17-CV-111

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

SANDRA GROESBECK, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 3/12/2018, in the amount of \$120,625.95, I will sell at public auction at the Lobby of the Iowa County Sheriff's Department 1205 North Bequette Street, City of Dodgeville, County of IOWA, State of Wisconsin on 6/13/2018, at 10:00 AM all of the following described mortgaged premises, to wit:

A part of Lot Twelve (12), Eddy's Addition to the City of Dodgeville, described as follows: Commencing at the Northeast corner of Lot Twelve (12) of Eddy's Addition to the City of Dodgeville, thence West along the South line of Walnut Street 59 feet 10 inches, thence South 156 feet, thence East 59 feet 10 inches, thence North 156 feet to the point of beginning.

The above property is located at: 301 West Walnut Street, Dodgeville, Wisconsin 53533

Tax Key No.: 216 0299

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 3<sup>rd</sup> day of May, 2018, at Dodgeville, Wisconsin.



Steven R. Michek  
SHERIFF OF IOWA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
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.