

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY  
WELLS FARGO BANK, N.A., CASE NO.: 16-CV-105  
FORECLOSURE CASE CODE-30  
Plaintiff,  
vs. NOTICE OF SHERIFF'S SALE  
TIMOTHY JOHN FOLKERS, et al.,  
Defendants.

2016 OCT 20 PM 12: 01  
WAUKESHA SHERIFF DEPT  
RECORD DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on 09/20/2016, in the amount of \$262,324.94, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard, City of Waukesha, County of WAUKESHA, State of Wisconsin on **11/30/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Two (2), Block Two (2), in Sea View Estates, being a Subdivision of part of the Northwest One-quarter (1/4) of Section Seventeen (17), Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, Waukesha County, Wisconsin.

The above property is located at: N28W26595 Lauderdale Drive, Pewaukee, WI, 53072

Tax Key No.: PWC 0930 129  
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 20<sup>th</sup> day of October, 2016, at Waukesha, Wisconsin.

**Eric Severson**  
Eric J. Severson  
SHERIFF OF WAUKESHA 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.**