

STATE OF WISCONSIN : CIRCUIT COURT : WOOD COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 14-CV-177  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

EDWARD T. VANVALEN, and  
KATHERINE A. VANVALEN, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 09/23/2014 in the amount of \$45,591.31 I will sell at public auction at the On the front steps of the Wood County Courthouse 400 Market Street Wisconsin Rapids, WI 54495, City of Wisconsin Rapids, County of WOOD, State of Wisconsin on **04/01/2015 at 10:00 AM** all of the following described mortgaged premises, to wit:

Lot Seventy-three (73), EAST SIDE ASSESSOR'S PLAT NO. 42, City of Wisconsin Rapids, Wood County, Wisconsin.

The above property is located at: 680 Chestnut Street, Wisconsin Rapids, WI 54494-4902

Tax Key No.: 3407973

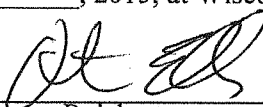
TERMS OF SALE: Cash, Cashier's Check or Certified Check.

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 25 day of FEBRUARY, 2015, at Wisconsin Rapids, Wisconsin.

  
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Thomas Reichert  
SHERIFF OF WOOD 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.**