

Wells Fargo Bank, N.A.

Plaintiff,  
vs.Kevin R. Martin, Jane Doe Martin, Capital One Bank, (USA) N.A.,  
Jeffrey Cook and Midland Funding LLC

Defendants.

## NOTICE OF FORECLOSURE SALE

Case No. 15-CV-00567

WAUKESHA SHERIFF DEPT.  
RECORD DIVISION  
16 MAR 17 AM 11:08

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 2, 2015 in the amount of \$136,603.22 the Sheriff will sell the described premises at public auction as follows:

TIME: May 4, 2016 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: Parcel 1: All that part of the Southwest ¼ of the Northwest ¼ of Section 15, in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, described as follows: Commencing 2 rods North of the Southeast corner of the Southwest ¼ of the Northwest ¼ of said Section 15, and on the North line of the highway; thence West on said North line of the highway, 12 rods; thence North 10 rods; thence East 12 rods; and thence South 10 rods to the place of beginning. Parcel 2: All that part of the West ½ of Section 15, in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, described as follows: Commencing at the West ¼ corner of Section 15; thence due East along the East and West ¼ line of said Section, 845.81 feet; thence North 0° 12' 00" East, 170.28 feet; thence North 86° 38' 00" East, 264.00 feet to the place of beginning; thence continuing North 86° 38' 00" East, 10 feet; thence South 0° 12' 00" West, 165.00 feet; thence South 86° 38' 00" West, 10.00 feet; thence North 0° 12' 00" East, 165.00 feet to the place of beginning.

PROPERTY ADDRESS: N76W30784 County Road Vv Hartland, WI 53029-9036

DATED: March 15, 2016

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.