STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A. ,

Plaintiff,

vs.

JAKE T. STEINGRAEBER, and
GRETCHEN N. STEINGRAEBER, et. al

Defendants.

CASE NO.: 12-CV-456
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on 6/1/2012, in the amount of $296,082.58, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 1/23/2013, at 10:00 AM all of the following described mortgaged premises, to wit:

Lot Four (4), in Block Eleven (11), in Prides Crossing Addition No. 4, being Subdivision of part of the Northeast One-quarter (1/4) and Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-three (23), Township Eight (8) North, Range Nineteen (19) East, in the Village of Sussex, Waukesha County, Wisconsin.

The above property is located at: W235 N7097 Prairie Court, Sussex, WI 53089-3287

Tax Key No.: SUXV 0234 205
TERMS OF SALE: Cash
DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

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 25th day of December, 2012, at Waukesha, Wisconsin.

/s/Daniel J Trawicki Daniel J. Trawicki
Daniel J Trawicki
SHERIFF OF WAUKESHA COUNTY, WI

RECEIVED
2012 DEC 17 AM 11:50
WAUKESHA SHERIFF
PROCESS DIVISION

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.