

STATE OF WISCONSIN : CIRCUIT COURT : ONEIDA COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 17-CV-116
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

CAROL A. REMLING, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/07/2017, in the amount of \$72,672.11, I will sell at public auction at the front lobby of the Oneida County Courthouse, 1 South Oneida Avenue, Rhinelander, WI 54501, City of Rhinelander, County of ONEIDA, State of Wisconsin on **01/17/2018 at 10:00 AM**, all of the following described mortgaged premises, to wit:

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 37 North, Range 8 East, Newbold Township, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 37 North, Range 8 East; thence S90°0'W, 33.1 feet to the West boundary of Wisconsin State Highway 47, as located on June 23, 1955; thence S5°13'W, along said West boundary of Wisconsin State Highway 47, as located on June 23, 1955, 210.00 feet to a point, this to be known as the POINT OF BEGINNING; thence continuing S5°13'W a distance of 150.00 feet; thence N84°47'W, a distance of 217.8 feet; thence N5°13'E, a distance of 150.00 feet; thence S84°47'E, a distance of 217.8 feet to the point of beginning.

EXCEPT that part taken in an Award of Damages recorded in Volume 231 Deeds, Page 231.

AND

A parcel of land in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 37 North, Range 8 East, Newbold Township, Oneida County, Wisconsin, more particularly described as follows:

Starting at the Southeast corner of said Section 26; thence N0°27'00"W, along the section line, 1068.6 feet to a point; thence S89°53'00"W, 33.0 feet to an iron pipe on the West side of Old Highway 47 and the PLACE OF BEGINNING; thence continuing S89°53'00"W, 151.0 feet; thence S10°46'00"E, along the right of way of Wisconsin Highway 47, 95.0 feet; thence S89°33'00"E, 131.4 feet to the West side of Old Highway 47; thence along said highway N0°27'00"W, 95.0 feet to the Place of Beginning.

The above property is located at: 4055 Hillside Court, Rhinelander, Wisconsin 54501

Tax Key No.: NE 265 1

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 30th day of November, 2017, at Rhinelander, Wisconsin.

/s/Grady M. Hartman

Grady M. Hartman
SHERIFF OF ONEIDA 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.