

STATE OF WISCONSIN : CIRCUIT COURT : WALWORTH COUNTY

UNITED STATES DEPARTMENT OF AGRICULTURE, CASE NO.: 10-CV-1568
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

JORGE RAMIREZ , and
LOURDES RAMIREZ, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 4/27/2011, in the amount of \$195,930.89, I will sell at public auction at the The Main Lobby of the Walworth County Sheriff's Office 1770 County Trunk NN Elkhorn, WI 53121, 1st Floor City of Elkhorn, County of Walworth, State of Wisconsin on 03/08/2012, at 10:00 AM all of the following described mortgaged premises, to wit:

Lot Four (4), Block Seven (7), First Addition to Chestnut Ridge Subdivision West, located in the Northeast One quarter (1/4) and Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirteen (13), Township Two (2) North, Range Fifteen (15) East, City of Delavan, Walworth County, Wisconsin.

Tax Key No.: XCRW1 00041

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 19th day of January, 2012, at Elkhorn, Wisconsin.

/s/David Graves

David Graves

SHERIFF OF WALWORTH COUNTY, WI

David B. Eskra
KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

The above property is located at: 118 Autumn Drive, Delavan, WI 53115

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.