STATE OF WISCONSIN : CIRCUIT COURT : ADAMS COUNTY

WELLS FARGO BANK, N.A., as assignee of WASHINGTON MUTUAL BANK, f/k/a WASHINGTON MUTUAL BANK, FA, a national banking association,

Plaintiff,

vs.

RICHARD L. SANDERSON, an individual, and JOHN DOE and/or JANE DOE, Unknown Tenant(s),

Defendants.

CASE NO.: 09-CV-0328
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on March 3, 2010, in the amount of $39,846.59, I will sell at public auction on the steps of the Adams County Courthouse, 402 Main Street, City of Friendship, County of Adams, State of Wisconsin on August 17, 2010, at 10:00 AM, all of the following described mortgaged premises, to wit:

A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIVE (5) EAST,OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF QUINCY, ADAMS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE EAST LINE OF THE SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIVE (5) EAST OF THE FOURTH PRINCIPAL MERIDIAN, THAT IS 247.75 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) 865 FEET TO A POINT, SAID POINT BEING THE POINT OF COMMENCEMENT OF THE HEREINAFTER DESCRIBED AND CONVEYED TRACT AND PARCEL: THENCE RUNNING SOUTH, AT A RIGHT ANGLE, 209 FEET TO A POINT; THENCE RUNNING WEST, AT A RIGHT ANGLE, 304 FEET TO A POINT; THENCE RUNNING NORTH, AT A RIGHT ANGLE, 209 FEET TO A POINT; THENCE RUNNING EAST AT A RIGHT ANGLE, 304 FEET TO THE POINT OF COMMENCEMENT. (ALL OF THE AFORESAID PARCEL BEING KNOWN AS THE WEST 104 FEET OF LOT FIFTY (50) AND LOT SIXTY-TWO (62) OF MIKODA SUBDIVISION, AN UNRECORDED PLAT.)

Tax Key No.: 026 01119 0000

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 7th day of July, 2010, at Friendship, Wisconsin.

/s/ Darrell Renner
Darrell Renner
SHERIFF OF ADAMS COUNTY, WI

Heidi Herschede
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 1870 Dyke Drive, Friendship, WI 53934.

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.