STATE OF WISCONSIN : CIRCUIT COURT : PRICE COUNTY

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

THE ESTATE OF FRANK JAMES JIRAN, et al.,

Defendants.

CASE NO.: 16-CV-23
FORECLOSURE CASE CODE-30404

ADJOURNED NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on 9/14/2016, in the amount of $105,396.21, I will sell at public auction on the steps of the Price County Courthouse, 126 Cherry Street, Phillips, WI 54555, City of Phillips, County of PRICE, State of Wisconsin on **02/16/2017 at 10:00 AM**, all of the following described mortgaged premises, to wit:

A parcel of land known as Parcel A-1, A-2, A-3 and A-4, located in Government Lot Four (4) of Section Six (6), Township Forty (40), Range One (1) East, described as follows: Commencing at the Southwest corner of Government Lot Four (4), Section Six (6), Township Forty (40) North, Range One (1) East; thence North 87°10' East on a magnetic course a distance of 362.0 feet to an iron pipe located on the East side of now existing 50 foot town road; thence North 36°25' East on a magnetic course along the East side of now existing 50 foot roadway a distance of 731.8 feet to an iron pipe which is known as place of beginning; thence continuing on this line a distance of 250.6 feet; thence South 54°45' East on a magnetic course a distance of 170.8 feet; thence South 25°55' East on a magnetic course a distance of 126.7 feet to an iron pipe on the water's edge of the North Fork of the Flambeau River; thence Southwesterly along the water's edge a distance of 440 feet to the place of beginning.

The above property is located at: N16860 North River Road, Park Falls, Wisconsin, 54552

Tax Key No.: 50 026 4 40 01 06 5 05 004 30000
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 6th day of Jan., 2017, at Phillips, Wisconsin.

Brian Schmidt
SHERIFF OF PRICE 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.