

Wells Fargo Bank, N.A.

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000576 Branch 15

The Estate of Carol A. Higgans a/k/a Carol Ann
Higgans, Deceased, by Erin Stokes, as Personal
Representative and Telco Community Credit Union

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 11, 2023 in the amount of \$129,186.41 the Sheriff will sell the described premises at public auction as follows:

TIME: November 12, 2024 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in certified funds payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI

DESCRIPTION: Lot 12, the Lealands, in the City of Madison, Dane County, Wisconsin.
Parcel ID #251/071015203286

PROPERTY ADDRESS: 1602 Tarragon Dr Madison, WI 53716-1859

DATED: September 11, 2024

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.