STATE OF WISCONSIN | CIRCUIT COURT | WASHINGTON COUNTY

CAG National Fund I LLC

Plaintiff,

vs.

The Estate of Clara Quaas, Deceased and State of Wisconsin, Department of Health and Services

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000616

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 10, 2023 in the amount of $263,811.48 the Sheriff will sell the described premises at public auction as follows:

TIME:	July 19, 2023 at 10:00 AM
TERMS:	Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or 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:	Washington County Government Center Lobby, 432 E. Washington Street, in the City of West Bend, Washington County
DESCRIPTION:	THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF WEST BEND, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 POST OF SAID SECTION 27 AND RUNNING THENCE SOUTH ON THE SECTION LINE 325 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTH ON THE SECTION LINE 250 FEET; THENCE WEST AT RIGHT ANGLES 208 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 250 FEET THENCE EAST 208 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST THAT THEY MAY HAVE IN AN EASEMENT RESERVED FOR ROADWAY PURPOSES IN ONE CERTAIN DEED GIVEN BY EMIL QUAAS AND HELEN QUAAS HIS WIFE, TO WILLIAM E. JOHNSON AND ELEANOR JOHNSON, HIS WIFE, AND RECORDED IN VOLUME 490 OF RECORDS, PAGE 346, DOCUMENT NO. 318518, WASHINGTON COUNTY RECORDS
PROPERTY ADDRESS:	5465 S 18th Ave West Bend, WI 53095-8809
DATED:	May 17, 2023

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.