

Deutsche Bank Trust Company Americas, as Trustee for Residential
Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates,
Series 2007-QS1

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 18-CV-000138

vs.

Dorothy M. Erbs, John Doe Erbs and Portfolio Recovery Associates LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 11, 2018 in the amount of \$128,541.28 the Sheriff will sell the described premises at public auction as follows:

TIME: January 16, 2019 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 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: On the West steps of the Rock County Courthouse, in the City of Janesville, Rock County

DESCRIPTION:

Parcel A: Part of the Northwest 1/4 of Section 23, Township 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: From the center quarter corner of said Section 23 running Westerly on the East and West quarter line of said section, 1168.2 feet; thence Northeasterly on a line which is at right angles to the Madison Road, 511.5 feet to the Westerly line of said road; thence Northwesterly along the Westerly line of said road, 420 feet to a point for a place of beginning; thence Northwesterly again along the Westerly line of said road, 75 feet; thence Southwesterly and at right angles to Madison Road a distance of 136 feet to a point; thence Southeasterly and parallel with the westerly line of Madison Road, 75 feet and thence 136 feet Northeasterly to the place of beginning. Parcel B: Part of the Northwest 1/4 of Section 23, Township 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: A parcel of land 19 feet in depth and 75 feet in width adjoining on the Southerly side of the premises conveyed by a Warranty Deed dated July 1, 1959 and recorded July 6, 1959 in the Office of the Register of Deeds for Rock County, Wisconsin, in Volume 539 of Deeds at page 137, as Document No. 611786, in which the parties of the first part herein were the grantors and the parties of the second part were the grantees, intending by this conveyance to vest full title in the parties of the second part to a parcel of real estate 75 feet in width and fronting on what is known as the Madison Road and 155 feet in depth. Parcel C: That part of the NW 1/4 of Section 23, Town 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: Beginning at the NE corner of the property conveyed to Raymond D. Erbs and Dorothy M. Erbs, his wife in Volume 539 of Deeds on page 137 as Document No. 611786; thence running Southwesterly along the Easterly line of said Erbs land, 155 feet; thence at a right angle and Southeasterly, 65 feet; thence Northeasterly and at a right angle to this point 155 feet; thence Northwesterly 65 feet back to the point of beginning. Parcel D: Part of the NW 1/4 of Section 23, Town 3 North, Range 12 East, Town of Janesville, Rock County, Wisconsin described as follows: Commencing at the center of said Section 23; thence N88°22'30" W on a true bearing along the East-West centerline of said Section, 1600.85 feet to an iron pipe; thence continuing on the same bearing 283.65 feet to an iron pipe; thence N47°22'15" E along the Southeasterly line of Royal Oaks Subdivision 872.93 feet to an iron pipe set at the Westerly corner of a tract of land described in Volume 553 of Deeds, page 385 as Document No. 623207; thence S42°51'45" E along the Southwesterly line of said tract and along the Southwesterly line of a tract of land described in Volume 539 of Deeds, page 137, as Document No. 611786, 140 feet to an iron pipe FOR A PLACE OF BEGINNING; thence N47°22'15" E along the Southeasterly line of said last mentioned tract 155 feet to an iron pipe on the Southwesterly right-of-way of City Route U.S.H 14 (Formerly Madison Road); thence S42°54'45" E along said right-of-way, 37.55 feet to an iron pipe at the Northerly corner of a tract of land described in Volume 9 of Records, page 409 as Document No. 633338; thence S47°33' W along the Northwesterly line of said last mentioned tract, 155 feet to a point which lies S42°51'45" E of the PLACE OF BEGINNING; thence N42°51'45" W 37.55 feet to the place of beginning.

PROPERTY ADDRESS: 2147 N County Rd E Janesville, WI 53548-0184

DATED: November 14, 2018

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.