

U.S. Bank National Association as successor by merger  
with U.S. Bank National Association ND,

Plaintiff,

vs.

Case No. 16-CV-869

Rory Groonwald and Sue Groonwald,  
Defendants,

State of Wisconsin, Department of Revenue; Americredit  
Financial Services, Inc.,  
Added Defendants,

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on July 11, 2018, in the amount of \$212,564.22, I will sell at public auction in the lobby of the Rock County Courthouse, located at, 51 South Main Street, Janesville, WI 53545, on **January 16, 2019, at 10:00 a.m.**, all of the following described premises, to wit:

Lot 324, Twelfth Addition to Fox Ridge Estates, City of Janesville, Rock County, Wisconsin.

Tax Key No. 241 0216400424

Address: 3885 Canvasback Drive, Janesville, WI 53546

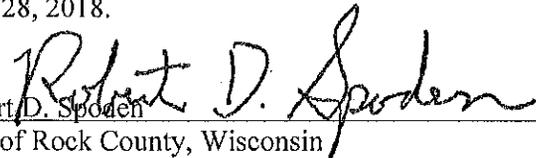
**THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.**

**TERMS OF SALE:**

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and (Checks should be made payable to the Rock County Clerk of Courts)
2. No later than ten (10) days after the Court confirms the sale:
  - a. The balance due on the sale;
  - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
  - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Janesville, Wisconsin, on November 28, 2018.

BASS & MOGLOWSKY, S.C.,  
Attorneys for Plaintiff

  
Robert D. Spoden  
Sheriff of Rock County, Wisconsin

By: Dep. Peters

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Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.