

Blackhawk Community Credit Union

Plaintiff,  
vs.

NOTICE OF FORECLOSURE SALE

Case No. 13-CV-1136

Robert J Guenther, Bronwynne A Guenther and Blackhawk  
Community Credit Union

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 10, 2014 in the amount of \$100,429.87 the Sheriff will sell the described premises at public auction as follows:

TIME: July 16, 2014 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: Out Lot Number 141 of the Assessor's Plat of the Township of Milton, including Milton Junction, in Rock County, Wisconsin, EXCEPT: Part of the W 1/2 of the W 1/2 of Section 27 Town 4 North, Range 13 East, of the 4th Principal Meridian, described as follows: Beginning at a point in the center line of a certain unnamed street, running North and South and lying parallel with and approximately 534 feet Easterly from Morgan Street in said Section, which point of beginning lies 165 feet South of the point of intersection of the center line of the above described unnamed street with the center line of Madison Avenue ;thence northwesterly and parallel with said Madison Avenue 107.2 feet to the southwesterly corner of Out Lot 142; thence South parallel with said unnamed street 132 feet; thence Southeasterly and parallel with said Madison Avenue 107.2 feet to the center line of said unnamed street; thence North along the center of said unnamed street 132 feet to the place of beginning being all a part of Out Lot 141 of the Assessor's Plat of the Township of Milton, And except a triangular piece and parcel of land off the Northwesterly corner of Out Lot Number 141 of the Assessor's Plat of Milton Junction in and part of Milton Township, situated in the W 1/2 of Section 27, Town 4 North, Range 13 East, of the 4th Principal Meridian, described as follows: Beginning at a cross cut into the present cement driveway at the Northwest corner of said Out Lot 141 and on the Southerly line of Madison Avenue; running thence S 73 degrees 34' East along the Southerly line of said Madison Avenue, 21 feet to an iron pipe monument; thence S 9 degrees 39' West 78.9 feet to an iron pipe monument on the west line of said Out Lot; thence North 4 degrees 45' West along the West line of said Out Lot 84 feet to the place of beginning. And EXCEPT a parcel of land in the NW 1/4 of the SW 1/4 of Section 27, Town 4 North, Range 13 East, being part of Out Lots 140 and 141 of the Assessor's Plat of a part of the Township of Milton, including Milton Junction, Rock County, Wisconsin, described as follows: Beginning at a point in the center of Ridge Road 276.5 feet south of the intersection of the center of Madison Avenue and Ridge Road; thence North 71 degrees 51 minutes West 25 feet to an iron pipe; thence continuing North 71 degrees 51 minutes West 157.9 feet to an iron pipe on the West line of Out Lot 141, thence South 7.6 feet to an iron pipe at the Southwest corner of Out Lot 141, thence North 68 degrees 50 minutes West along the South lines of Out Lots 138 and 139, 132 feet to an iron pipe at the Northwest corner of Out Lot 140; thence South on the West line of Out Lot 140, 75 feet to an iron pipe; thence South 68 degrees 50 minutes East 292.1 feet to an iron pipe, thence continuing South 68 degrees 50 minutes East 25 feet to the center of Ridge Road; thence North along the center of Ridge Road 75 feet to the place of beginning.

PROPERTY ADDRESS: 11 W Madison Ave Milton, WI 53563-1228

DATED: May 14, 2014

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

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.