

STATE OF WISCONSIN CIRCUIT COURT ROCK COUNTY

U.S. Bank National Association,

 Plaintiff,

vs.

Case No. 2017CV001046

Cole A. Sather

Defendants

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 6, 2018, in the amount of \$57,531.28, I will sell at public auction in the lobby of the Rock County Courthouse, located at 51 South Main Street, Janesville, WI 53545, on **July 11, 2018, at 10:00 AM**, all of the following described premises, to wit:

All that part of Lot 1 in Block 2 of the Subdivision of Block 9 of Forest Park Addition to the City of Janesville, County of Rock, State of Wisconsin. Which lies Westerly of the following described line: Commencing at a point on the Northerly line of said Lot 1 which is distant Southwesterly on said line 25 feet from the most Northerly corner of said Lot 1, being the Northwesterly corner of Lot 2 of said Block, and running thence in a straight line Southerly to the Southwest corner of said Lot 2.

Tax Key No. 241 0231100640

Address: 445 Bostwick Avenue, Janesville, WI 53545

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 (CHECK SHOULD BE MADE PAYABLE TO THE ROCK COUNTY CLERK OF COURTS); and
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, June 6, 2018.

Bass & Moglowsky, S.C.
Attorneys for Plaintiff

/s/ Robert Spoden
Sheriff of Rock, Wisconsin

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.