

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 19-CV-000118

Joshua A. Fischer-Rusch, Crystal K. L. Fischer-Rusch a/k/a
Crystal K.L. Fischer-Rusch a/k/a Crystal Kay Lynn Fischer and
Rock County Clerk of Circuit Court

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 12, 2019 in the amount of \$165,743.27 the Sheriff will sell the described premises at public auction as follows:

TIME: October 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 1: Out Lot 204 of the Assessor's Plat in the City of Edgerton, County of Rock, State of Wisconsin. PARCEL 2: Right of Way for the use and benefit of Parcel 1, as created in a Warranty Deed, dated April 15, 1913, recorded April 16, 1913 at 8:45 A.M., as Document No. 255330a, in Volume 189 of Deeds, on Page 202, in the office of the Register of Deeds for Rock County, Wisconsin, for ingress and egress over and across part of Out Lot 203 of the Assessor's Plat, aforesaid, described as follows: Commencing at an iron stake set in the middle of the Highway running from Edgerton to Janesville, at a point 7.61 ½ chains, Southwesterly from an iron stake set at the intersection of said middle line, with the East line of said Section; thence Northwesterly, at a right angle with said Highway, 2.75 chains; thence Southwesterly, at right angles, 12 feet; thence Southeasterly, at right angles, 2.75 chains to the middle of said Highway; thence Northeasterly, along the middle of said Highway, to the point of beginning.

PROPERTY ADDRESS: 505 Lyons St Edgerton, WI 53534-2001

DATED: August 14, 2019

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.