

**ADVIA CREDIT UNION fka FIRST AMERICAN  
CREDIT UNION,**

Plaintiff,

v.

Case No. 17CV481

Case Code: 30404 & 30301

**BALLOU MASONRY INC., et al.**

Defendants.

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**NOTICE OF FORECLOSURE SALE**

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**PLEASE TAKE NOTICE** that by virtue of an Order for Judgment and Judgment entered June 10, 2018, in favor of Advia Credit Union, in the amount of \$105,243.14, the Sheriff will sell the described premises at public auction as follows:

**DATE and TIME:** Wednesday, September 12, 2018 at 10:00 a.m.

**TERMS OF SALE:** 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 10 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:** In the Lower West Lobby, Rock County Courthouse  
51 South Main Street  
Janesville, WI 53545

LEGAL DESCRIPTION OF PROPERTY, ADDRESS, & TAX PARCEL NUMBER:

Part of the N.E. 1/4 of the S.E. 1/4 of Section 23, T.1N., R.12E. of the 4th P.M., and being part of Outlots 23-26 and 23-25 of the Assessor's Plat of Beloit Township, Rock County, Wisconsin, described as follows: Commencing at an iron pipe in the East line of Section 23, aforesaid, 550.1 feet South of the East 1/4 corner of said section and being on the South line of Northern Heights Addition, thence South 89° 50 2/3' West, along said South line of Northern Heights Addition, 39.2 feet to an iron pipe at the place of beginning for the land to be herein conveyed; thence South 1° 07 2/3' West to an iron pipe 384.78 feet; thence South 89° 40 2/3' West 370.6 feet to an iron pipe; thence North parallel to the East line of said Section 23, 100.00 feet to an iron pipe; thence North 80° 40 2/3' East 214.77 feet; thence North 1° 07 2/3' East 285.19 feet to an iron pipe; thence North 89° 50 2/3' East 158 feet to the place of beginning.

Together with a right of way for private driveway purposes only, to be used in common with grantors, their heirs and assigns, and subject to the right of way rights of others, over the South 265.42 feet of the West 50 feet of the following described property: Part of the N.E. 1/4 of the S.E. 1/4 of Section 23, T.1N., R.12E. of the 4th P.M., and being part of Outlots 23-26 and 23-25 of the Assessor's Plat of Beloit Township, Rock County, Wisconsin, described as follows: Commencing at an iron pipe in the East line of Section 23, aforesaid, 550.1 feet South of the East Quarter corner of said section and being on the South line of Northern Heights Addition, 39.2 feet to an iron pipe at the place of beginning; thence South 1° 07 2/3' West to an iron pipe 384.78 feet; thence South 89° 40 2/3' West 370.8 feet to an iron pipe; thence South parallel to the East line of said Section 23, 165.42 feet to an iron pin in the Centerline of Henderson Avenue; thence South 89° 40 2/3' West, along said centerline, 50 feet to an iron pin; thence North, parallel to said East line of section 551.3 feet to the South line of Northern Heights Addition; thence North 89° 50 2/3' East along said South line 428.37 feet to the place of beginning.

Address: 2113 S. Shear Court, Beloit, WI 53511

Tax Key No. 6-2-276.7A

Dated this 10<sup>th</sup> day of August, 2018.



Robert D. Spoden, Sheriff

Rock County, WI

By: Dep. Pectors 13514

THIS DOCUMENT DRAFTED BY:

Attorney Shannon E. Wynn

Wynn at Law, LLC

415 Broad Street, Suite 201

Lake Geneva, WI 53147

\* If the debtors are currently in bankruptcy or have been discharged in bankruptcy, this letter is not an attempt to collect the debt from the debtors personally. This letter serves only as notice of the commencement of legal proceeding as required by the mortgage loan documents, state law and/or federal law