

MIRANDA EVANS,
Personal Representative of
the Estate of Augunetta Farr,

Plaintiff,

Case No. 21CV249

vs.

Case Code: 30405

LISA ISACKSON,

AYNTHIA WAINWRIGHT,

UNITED STATES OF AMERICA,

and

STATE OF WISCONSIN,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a Judgment entered on August 24, 2021 in the amount of \$368,322.31 in the above-captioned action, I will sell the premises described below at public auction as follows:

Time: October 13, 2021 at 10:00 a.m.

Place: On the West steps of the Rock County Courthouse, in the City of Janesville, Rock County.

Terms of Sale:

1. Cash
2. Ten percent (10%) of the successful bid must be paid at the sale in cash, cashier's check, or certified funds payable to the Rock County 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 within ten (10) days after the date of confirmation of the sale or else the ten percent (10%) down payment is forfeited.
3. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.

4. The property described below is being sold in **AS IS** condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence.
5. **MINIMUM BID QUALIFICATIONS FOR BIDDERS.** This sale is governed by Wis. Stats. §846.155. No bidder other than a party in the foreclosure action or said party's agent, or an assignee of the plaintiff, may submit a bid at this sale unless the bidder meets all of the qualifications required under Wis. Stats. §846.155 at the time of the sale. No sale to a purchaser that is not a party in the foreclosure action, or said party's agent, or an assignee of the plaintiff, may be confirmed unless prior to confirmation of sale the purchaser submits to the court an affidavit confirming that the purchaser meets the minimum bidder requirements of Wis. Stats. §846.155.

Property Description:

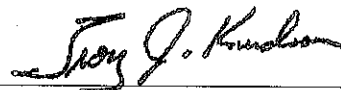
Lot 13, Hackett's Addition, City of Beloit, Rock County, Wisconsin, according to the recorded plat thereof, **EXCEPTING AND RESERVING** an easement for sanitary sewer main being 6 feet on each side of a centerline described as follows: Beginning at a point 13.18 feet East of the NW corner of said Lot 13, Hackett's Addition; thence Southwesterly 52.22 feet more or less to a point, said point located on the West lot line of said Lot 13, 50.53 feet South of the NW corner of said Lot 13;

ALSO, Lot 2 of Certified Survey Map recorded April 8, 1987 in Volume 12 of Certified Survey Maps, Pages 552, 553 and 554 as Document #1048301 in the office of the Register of Deeds for Rock County, Wisconsin, being Lots 1, 2 and 3 of Certified Survey Map recorded in Volume 11, Pages 443 through 445 as Document #985374, being Lots 16 and 259 of Hackett's Alteration, also Lot 232 and part of Lot 105 of Hackett's Addition, City of Beloit, Rock County, Wisconsin.

Property Address: 246 W. Grand Avenue, Beloit, WI 53511

Tax Parcel No.: 206 13530061

Dated: September 13, 2021.



Troy Knudson, Sheriff
Rock County, Wisconsin
By: Deputy B. Hoff

Address:

von Briesen & Roper, s.c.
Attn: Josh Kopp
10 East Doty Street, Suite 900
Madison, WI 53703