

BLACKHAWK COMMUNITY CREDIT UNION
Plaintiff

NOTICE OF FORECLOSURE SALE

Case No. 21CV565
Code No. 30404

v.

ESTATE OF PATRICIA L. ROEHL
c/o Elizabeth D. Marquart, Personal Representative
Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on November 29, 2021 in the sum of \$96,623.77, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: June 8, 2022 at 10:00 a.m.

PLACE: Lower West lobby of the Rock County Courthouse

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Rock County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "*as is*" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 404 S. Ringold Street, Janesville, WI 53545

PIN: 241-0231100579

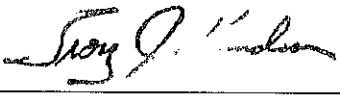
LEGAL DESCRIPTION: All that part of Lot 2 in Block 2 of Clark and Withrow's Addition to the City of Janesville, Rock County, Wisconsin, described as follows: Commencing at an iron pipe monument on the East line of said Lot 2 a distance of 64.35 feet North of the Southeast corner of said Lot 2 for the place of beginning; running thence West on a line parallel with the South line of said Lot 2 to an iron pipe monument situated on the West line of said Lot 2; running thence North on the West line of said Lot 2 a distance of 50 feet to an iron pipe monument; running thence East on a line parallel with the South line of said Lot 2 to an iron pipe monument situated on the East line of said Lot 2; running thence South on the East


line of said Lot 2 a distance of 50 feet to the iron pipe monument marking the point of beginning;

EXCEPTING therefrom all that part of Lot 2 in Block 2 of Clark and Withrow's Addition to the City of Janesville, Rock County, Wisconsin, described as follows: Commencing at a point of beginning situated 132 feet West of the East line of said Lot 2 and upon a line parallel with the South line of said Lot 2 and a distance of 64.35 feet North of said South line; running thence West on said line parallel with the South line of said Lot 2 to an iron pipe monument situated on the West line of said Lot 2; running thence North on the West line of said Lot 2 a distance of 50 feet to an iron pipe monument; running thence East on a line parallel with the South line of said Lot 2 to a point situated 132 feet West of the East line of said Lot 2; running thence South on a line parallel with the East line of said Lot 2 a distance of 50 feet to the point of beginning.

Dated this 5th day of May, 20

Prepared by:
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Bid Information can be found on bateslegalgroup.com



Rock County Sheriff
By:  6301