

Bank of New York Mellon Trust Company, N.A. as  
Trustee for Mortgage Assets Management Series I Trust

Plaintiff,

Case No. 2021CV000540

v.

Dorothy Maxine Babcock, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 14, 2021 in the amount of \$151,596.35, I will sell at public auction, located at the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

**June 15, 2022**

At 10:00 AM, all of the following described premises, to wit:

LOT 31, ROSELLA SUBDIVISION, IN THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

Street Address: 1411 Sherman Avenue, Janesville, WI 53545  
Tax Key No. 241-0230100341

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.



Troy Knudson  
Sheriff of Rock County, Wisconsin

By: Deputy Anthony / Baron #12301

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-20-01113

**NOTE: This law firm is a debt collector.**