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Associated Bank, NA

Plaintiff,

Case No. 2022CV000170

v.

The Estate of Wendee L Gestrich, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on April 25, 2022 in the amount of \$62,405.96, I will sell at public auction, located at the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

**July 27, 2022**

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

THE SOUTH THREE-QUARTERS (S 3/4) OF LOT TWO HUNDRED FIFTEEN (215), SPRING BROOK ADDITION AND TOGETHER WITH THE EAST HALF OF VACATED ALLEY AS SHOWN IN RESOLUTION RECORDED AS DOCUMENT NO. 757648, LYING WESTERLY OF AND ADJACENT TO SAID LOT, IN THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

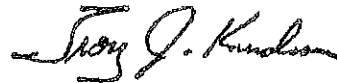
Street Address: 1244 Jerome Avenue, Janesville, WI 53546

Tax Key No. 241-0401300212

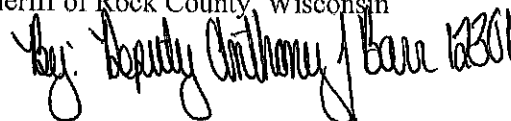
**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**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.

DATED on 06-17-22



Sheriff of Rock County, Wisconsin



Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-21-00752

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