Blackhawk Community Credit Union
Plaintiff

NOTICE OF FORECLOSURE SALE

v.

Case No. 21CV673 Code No. 30404

Michael J. Sheridan, Kim K Sheridan, Mariner Finance, SII, Personal Finance Company, LLC, Cottonwood Financial Wisconsin, LLC Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on November 11, 2022 in the sum of \$203,736.89, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME:

January 4, 2023 at 10:00 a.m.

PLACE:

Lower West lobby of the Rock County Courthouse, in the City of

Janesville, Rock County

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:

4244 Ruger Avenue, Janesville, WI 53546

PIN:

241-0233200044

LEGAL DESCRIPTION:

Lot 4 of Certified Survey Maps on Pages 152 to 154 as Dogument No.

of Certified Survey Maps, on Pages 152 to 154 as Document No. 1615176, being part of the S ½ of the NE ¼ of Section 33, T.3N.,

R.13E., of the 4th P.M., in the City of Janesville, County of Rock, State

of Wisconsin.

Dated this 23 day of MONTHER , 2022

Prepared by: Justin J. Bates, Esq.

Bates Legal Group, LLC State Bar No. 1066128

PO Box 1473 Wausau, WI 54402-1473

715-843-5599

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Bid Information can be found on bateslegalgroup.com