

CitiMortgage, Inc.

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000356

Charles J. Cappello, Cindy L. Cappello and United  
States of America, Internal Revenue Service

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 11, 2022 in the amount of \$88,946.01 the Sheriff will sell the described premises at public auction as follows:

**TIME:** February 22, 2023 at 10:00 a.m.

**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the 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 no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

**PLACE:** On the West steps of the Rock County Courthouse, in the City of Janesville, Rock County

**DESCRIPTION:** LOT 281, SPRINGBROOK ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, ALSO THE EAST 1/2 OF VACATED ALLEY IMMEDIATELY WEST AND ADJACENT TO SAID LOT 281.

**PROPERTY ADDRESS:** 1332 Beloit Ave Janesville, WI 53546-2633

**DATED:** December 13, 2022

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.