

UNITED STATES OF AMERICA, ACTING
THROUGH RURAL HOUSING SERVICE (RHS),
SUCCESSOR IN INTEREST TO THE FARMERS
HOME ADMINISTRATION,
USDA RURAL DEVELOPMENT

CASE NO.: 20-CV-0990
FORECLOSURE
CASE CODE - 30404

Plaintiff,

vs.

MISTY L. FRUTIGER, et al.,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-captioned action on May 12, 2022, in the amount of \$194,644.76 I will sell at public auction at the lower West lobby (front steps) of the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on February 8, 2023, at 10:00 A.M. the following described mortgaged premises, to wit:

Lot 93, LaMar Manor Second Addition, City of Milton, Rock County, Wisconsin.

The above property is located at: 139 Crescent Drive, Milton, WI 53563.

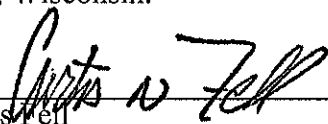
Tax Key No.: 257 055004

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 10th day of January, 2023, at Janesville, Wisconsin.


Curtis Fell
SHERIFF OF ROCK COUNTY, WI

By: Deputy Anthony J. Bauer 12301

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

NOTE: Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that this firm is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.