

J.P. MORGAN MORTGAGE ACQUISITION CORP.,

Plaintiff,

vs.

PHELAN RIPP; and REBECCA RIPP a/k/a  
REBECCA J. JAENKE,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No. 2022CV000858

FORECLOSURE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 5, 2023 in the amount of \$93,631.93, the Sheriff will sell the described premises at public auction as follows:

TIME:

July 12, 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. The buyer to pay applicable Wisconsin Real Estate Transfer Fee.

PLACE:

Lower West Lobby (front steps) of the Rock County Courthouse located at 51 S. Main Street, Janesville, WI 53545.

DESCRIPTION:

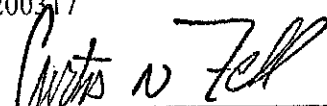
Lot 3, Matteson and Lindstrom's Addition to the City of Janesville, City of Janesville, County of Rock, State of Wisconsin.

PROPERTY ADDRESS:

808 Benton Avenue, Janesville, Wisconsin 53545

TAX PARCEL NO.:

Tax Key Number: 241 0125200317

  
Curt Fell, Sheriff  
Rock County

Velnetske Law Offices, LLC  
Attorneys for Plaintiff  
212 N. Green Bay Road, Suite 101  
Thiensville, WI 53092  
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Velnetske Law Offices, LLC 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.