

Truist Bank, formerly known as Branch Banking and Trust
Company

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 23-CV-000114

Michael Fitzmaurice a/k/a Michael D. Fitzmaurice and
Mallwood Estates Improvement Association

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 9, 2023 in the amount of \$152,100.69 the Sheriff will sell the described premises at public auction as follows:

TIME: August 16, 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: Lots 34 and 35, Block 10, Mallwood Estates, Town of Milton, County of Rock, State of Wisconsin. EXCEPTING THEREFROM the West 19.38 feet of said Lot 34; FURTHER EXCEPTING that part of said Lot 34 described as follows: Commencing at a found 3/4" iron rebar at the Northwest corner of said Lot 34; thence South 89° 24' 13" East, along the North line of said Lot 34, 19.38 feet to a found 3/4" rebar and the point of beginning of lands hereinafter described; thence continuing South 89° 24' 13" East, along said North line, 24.21 feet to a set 3/4" iron rebar; thence South 01° 54' 10" West, 124.54 feet to the South line of said Lot 34 and a set 3/4" iron rebar; thence North 89° 37' 46" West, along said South line, 24.74 feet to a found 3/4" iron rebar; thence North 02° 08' 26" East, 124.65 feet to the point of beginning.

PROPERTY ADDRESS: 1743 E Road 5 Edgerton, WI 53534-8763

DATED: June 15, 2023

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 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.