## BLACKHAWK COMMUNITY CREDIT UNION Plaintiff

## NOTICE OF FORECLOSURE SALE

Case No. 22CV947 Code No. 30404

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PAMELA PHILLIPS, UNKNWON SPOUSE, COTTONWOOD FINANCIAL WISCONSIN, LLC (C/O CT CORPORATION SYSTEM, SUMMIT CREDIT UNION Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the aboveentitled action on February 3, 2023 in the sum of \$88,432.85, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME:

August 16, 2023 10:00 a.m.

PLACE:

Front lobby of the Rock County Courthouse

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:

9113 N. County Road H, Edgerton, WI 53534

PIN:

012-14403

LEGAL DESCRIPTION:

Lot Four (4), in Block Nine (9), in Village of Fulton, Rock County, Wisconsin, according to the recorded plat thereof, and the East One-half

(E 1/2) of the adjacent vacated alle

Dated this odd day of \_\_\_\_\_\_

Prepared by: Justin J. Bates, Esq.

Bates Legal Group, LLC State Bar No. 1066128

PO Box 1473 Wausau, WI 54402-1473

715-843-5599

Bid Information can be found on bateslegalgroup.com