

Associated Bank, NA

Plaintiff,

Case No. 2023CV000498

v.

Duane A. Woodard, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 14, 2023 in the amount of \$84,723.82, I will sell at public auction, located at the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

February 21, 2024

At 10:00 AM, all of the following described premises, to wit:

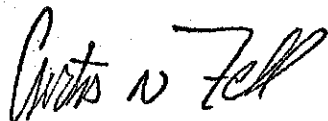
LOT 35, PARK VIEW ADDITION, TO THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.

Street Address: 1648 Johnson Street, Beloit, WI 53511
Tax Key No. 206 12720065

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 01-12-24



Sheriff of Rock County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00580



NOTE: This law firm is a debt collector.