

J.P. Morgan Mortgage Acquisition Corp.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000446

vs.

Brent S. Kadlec, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 21, 2023, in the amount of \$113,539.25, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: June 12, 2024 at 10:00AM

TERMS:

- 1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Rock County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
- 2. The property is sold "as is" and subject to all legal liens and encumbrances.
- 3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

at the lower West lobby (front steps) of the Rock County Courthouse

Property description:

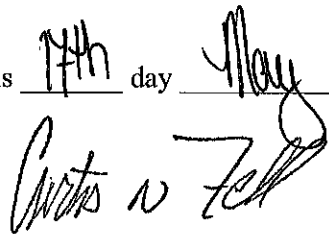
Lot Eighty-eight (88) of Highland Estates Fourth Addition, in the Village of Clinton, County of Rock and State of Wisconsin

Tax Key No: 111 0420167 (6-21-252.138)

Property Address: 503 Wagner Drive, Clinton, WI 53525

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 17th day May, 2024



Rock County Sheriff

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

Anthony J. Barr # 10201