

PNC Bank, National Association

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No. 23 CV 977

vs

Emily Suzanne Wakefield, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 26, 2024 in the amount of \$57,435.71 the Sheriff will sell the described premises at public auction as follows:

TIME: September 18, 2024 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Lower West lobby (front steps) of the Rock County Courthouse, 51 S. Main Street, Janesville, WI 53545

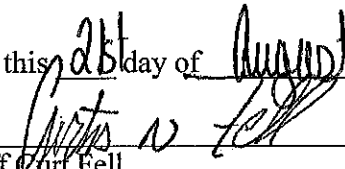
DESCRIPTION: LOT 35 AND 4 FEET OF VACATED WALKWAY LYING EASTERLY AND ADJACENT TO SAID LOT, MAPLE BEACH SUBDIVISION NO. 1, TOWNSHIP OF MILTON, ROCK COUNTY, WISCONSIN.

PROPERTY ADDRESS: 11552N Lakeview Drive, Edgerton, WI 53534

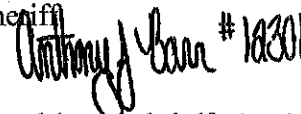
TAX KEY NO.: 026 062029

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Ave., Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 21st day of August, 2024.



Sheriff Curt Fell
Rock County Sheriff


Anthony Bean #18301

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.