

BankUnited N.A.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV001229

vs.

Roger C. Baldry, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 6, 2024, in the amount of \$147,028.16, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** December 4, 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:**

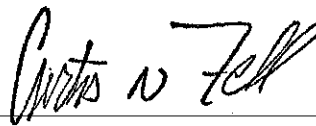
Lot Two (2) and Three (3) of Mowrey's Subdivision, in the City of Janesville, County of Rock and State of Wisconsin; Excepting Therefrom, the East Two and One-half (2 1/2) feet in equal width of said Lot Three (3) this is the homestead property this is a Purchase Money Mortgage Tax Parcel 241-0402200201

**Tax Key No:** 0402200201

**Property Address:** 1300 Grand Avenue, Janesville, WI 53546

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

Dated this 7th day November, 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.

