For Official Use

STATE OF WISCONSIN CIRCUIT COURT ROCK COUNTY

U.S. Bank National Association,

Plaintiff,

vs. Case No. 2018CV000288

Estate of Christopher A. Tracy, City of Janesville

Defendants

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 18, 2018, in the amount of $137,266.26, I will sell at public auction in the lobby of the Rock County Courthouse, located at 51 South Main Street, Janesville, WI 53545, on **October 24, 2018, at 10:00 AM**, all of the following described premises, to wit:

Lot 50, First Addition to The Country Meadows, City of Janesville, Rock County, Wisconsin.

Tax Key No. 241 0221300095

Address: 1601 Wildrose Way, Janesville, WI 53546

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and (CHECKS SHOULD BE MADE PAYABLE TO THE ROCK COUNTY CLERK OF COURTS)

2. No later than ten (10) days after the Court confirms the sale:
   a. The balance due on the sale;
   b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
   c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Janesville, Wisconsin on, August 31, 2018.

Robert D. Spoden

/s/ Robert Spoden
Sheriff of Rock, Wisconsin
By: Dep. Peters

Bass & Moglowsky, S.C.
Attorneys for Plaintiff

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.