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Ditech Financial LLC

Plaintiff,

Case No. 2019CV000222

v.

Hilda Witt, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on July 22, 2019 in the amount of \$132,220.69, I will sell at public auction, on the lower West lobby (front steps) of the Rock County Courthouse, located at 51 South Main Street, Janesville, WI 53545, on

**January 29, 2020**

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

LOT 6 AND THE NORTHWESTERLY 172.5 FEET OF THE NORTHEASTERLY 25 FEET OF LOT 5, BLOCK 5, SWIFT'S ADDITION, IN THE CITY OF EDGERTON, COUNTY OF ROCK AND STATE OF WISCONSIN; EXCEPTING THEREFROM, LAND CONVEYED TO EDNA Z. MENHALL BY WARRANTY DEED DATED SEPTEMBER 30, 1927, RECORDED OCTOBER 7, 1927, IN VOLUME 260 OF DEEDS, ON PAGE 246, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN.

Street Address: 7 North Catlin Street, Edgerton, WI 53534  
Tax Key No. 221 1340-03

**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.



Troy Knudson  
Sheriff of Rock County, Wisconsin  
By: Dep. Peters

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-19-00300

**NOTE: This law firm is a debt collector.**