

BLACKHAWK COMMUNITY CREDIT UNION  
Plaintiff

**NOTICE OF FORECLOSURE SALE**

Case No. 21CV674  
Code No. 30404

v.

THE ESTATE OF BARBARA ORETHUN  
c/o Jaquie Fox, Special Administrator

Defendant.

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PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on February 28, 2022 in the sum of \$125,053.20, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: April 13, 2022 at 10:00 a.m.

PLACE: Lower West lobby of the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Rock County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 4565 N. River Road, Janesville, WI 53545

PIN: 016-0100021

LEGAL DESCRIPTION: That part of Fractional Lot Three (3) in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Three (3) North, Range Twelve (12) East of the 4th P.M., Town of Janesville, County of Rock, and State of Wisconsin, described as follows:

Commencing at an iron pipe on the East line of said Lot 3, at its intersection with the centerline of North River Road, a road running Northwesterly and Southeasterly through said Lot 3, said pipe being 1370 feet South of the Northeast corner of said Lot 3; thence N. 52° 21' W., along the centerline of said road as determined by a survey by Kerch in 1921, 115.00 feet to an existing iron pipe; thence N. 58° 14' W., along the centerline of said road as determined by Kerch in 1921, 426.46 feet to an existing iron pipe at the Northeast corner of land conveyed to Gustave A. Lein and Alice W. Lein by a Warranty Deed recorded in Volume 324 of Deeds, on Page 543, in the Office of the Register of Deeds for Rock County, Wisconsin; thence S. 60° 22' W., along the Westerly line of Lein's land as occupied and used, 265.50 feet to the Northeasterly shore of Rock River; thence Northwesterly, along the Northeasterly shore of Rock River, 120 feet more or less to a line drawn parallel with and 48 feet Southeasterly at right angles therefrom, the Northwesterly line of land conveyed to Edward T. Freese and Mollie Freese by deed recorded in Volume 234 of Deeds, on Page 431, in said Register's office; thence N. 34° 07' E., along the last described line, 290.00 feet to an iron pipe in the centerline of a present blacktop road; thence S. 50° 50' E., along the centerline of a present blacktop road, 239.14 feet to an iron pipe on the Northeasterly line of Lein's land produced N. 60° 22' E., 8.50 feet to the centerline of present blacktop road; thence S. 60° 22' W., 8.50 feet to the place of beginning.

Dated this 16<sup>th</sup> day of March, 2022



Troy Knutson  
Rock County Sheriff

By: Deputy Anthony J. Bane 12301

Prepared by:  
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Bid Information can be found on [bateslegalgroup.com](http://bateslegalgroup.com)