

SUMMIT CREDIT UNION

Plaintiff

NOTICE OF FORECLOSURE SALE

Case No. 20-CV-81

Code No. 30404

v.

TODD A. GIESE, UNKNOWN SPOUSE, ROCK COUNTY, MIDLAND
CREDIT MANAGEMENT INC., EXCALIBUR ACRES CONDOMINIUM II

Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on January 31, 2022 in the sum of \$65,386.65, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: December 14, 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: 1444 Canyon Drive, Janesville, WI 53545

PIN: 241-0220300618

LEGAL DESCRIPTION: Unit 11, Excalibur Acres Condominium II, together with said unit's undivided interest in the common elements (and exclusive use of the limited common elements appurtenant to said unit including driveways and backyards), all in Excalibur Acres Condominium II, being part of Lots 7 and 8 of Excalibur Acres, a subdivision, in the City of Janesville, County of Rock and State of

Wisconsin, a Condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such Condominium in the Office of the Register of Deeds for Rock County, Wisconsin on June 15, 1983 on Card 138, Images 528 to 545, as Document No. 969784, and any amendments thereto, said Condominium being located in the City of Janesville, County of Rock, State of Wisconsin, on the real estate described in said declaration and incorporated herein by this reference thereto.

Dated this 17th day of November, 2022

Prepared by:
Justin J. Bates, Esq.
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Rock County Sheriff
By: Deputy Anthony J. Baer 12361

Bid Information can be found on bateslegallgroup.com