

STATE OF WISCONSIN CIRCUIT COURT ROCK COUNTY

BLACKHAWK COMMUNITY CREDIT UNION  
Plaintiff

**NOTICE OF FORECLOSURE SALE**

Case No. 23CV110  
Code No. 30404

v.

LAWRENCE BAXTER  
UNKNOWN SPOUSE

Defendant.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on June 9, 2023 in the sum of \$95,403.17, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: September 20, 2023 at 10:00 a.m.

PLACE: Lower West lobby of the Rock County Courthouse

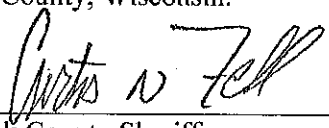
TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Rock County Clerk of Courts; balance of sale price is due in full 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: 2115 Adel Street, Janesville, WI 53546

PIN: 241-0412300246

LEGAL DESCRIPTION: Lot three (3), in Block seven (7), Jackman & Hubbard's Subdivision, in the City of Janesville, Rock County, Wisconsin.

Dated this 29<sup>th</sup> day of June, 2023

  
Rock County Sheriff

By: Deputy Anthony J. Bauer 12301

Prepared by: Justin J. Bates, Esq.  
Bates Legal Group, LLC State Bar No. 1066128  
PO Box 1473 Wausau, WI 54402-1473  
715-843-5599

Bid Information can be found on [bateslegalgrou.com](http://bateslegalgrou.com)