

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

ROCK COUNTY

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

**NOTICE OF SHERIFF'S SALE**  
Case No. 2022CV000164

Plaintiff

Vs.

ESTATE OF TERRY L. WENGER; CURRENT  
OCCUPANTS OF 5537 S. COUNTY ROAD T,  
BRODHEAD, WI 53520

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 8, 2023, in the amount of \$32,631.95, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** September 13, 2023 at 10:00 a.m.

**TERMS:**

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

**PLACE:** LOWER WEST LOBBY (FRONT STEPS) OF THE ROCK COUNTY COURTHOUSE, 51 SOUTH MAIN STREET, JANESVILLE, WI 53545

**Property description:**

PARTS OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION THIRTY (30), TOWNSHIP TWO (2) NORTH, RANGE TEN (10) EAST OF THE 4<sup>TH</sup> P.M., TOWN OF SPRING VALLEY, COUNTY OF ROCK AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

1) BEGINNING IN THE SOUTHWEST CORNER OF SAID SECTION, IN THE CENTER OF COUNTY TRUNK HIGHWAY T; THENCE EAST, ALONG THE CENTER OF THE TOWN ROAD, 241 FEET; THENCE NORTH 233 FEET; THENCE WEST 241 FEET; THENCE SOUTH 233 FEET TO THE POINT OF BEGINNING; AND 2) COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, IN THE CENTER OF COUNTY TRUNK HIGHWAY T; THENCE EAST, ALONG THE CENTER OF THE TOWN ROAD, 241 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST 208 FEET; THENCE NORTH 233 FEET; THENCE WEST 208 FEET; THENCE SOUTH 233 FEET TO THE POINT OF BEGINNING.

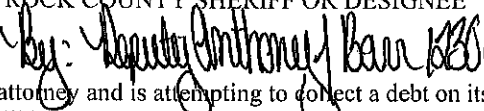
**Tax Key No.:** 036001562

**Property Address:** 5537 S. County Road T, Brodhead, WI 53520

Shannon K Cummings  
State Bar No. 1033710  
Attorney for Plaintiff  
633 W. Wisconsin Avenue, Suite 408  
Milwaukee, WI, 53203  
Phone: 312-541-9710  
Mailing Address:  
30 N. LaSalle St., Suite 3650  
Chicago, Illinois, 60602

Dated this 11th day of August, 2023

  
CURT FELL  
ROCK COUNTY SHERIFF OR DESIGNEE

By:   
Deputy Anthony Bear

Johnson, Blumberg & Associates, LLC. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.