

Federal National Mortgage Association

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000532

The Estate of Terry L. Wenger, Deceased, JPMorgan Chase  
Bank, N.A. and Sara Wenger a/k/a Unknown Occupant

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 3, 2023 in the amount of \$96,623.78 the Sheriff will sell the described premises at public auction as follows:

TIME: October 18, 2023 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the West steps of the Rock County Courthouse, in the City of Janesville, Rock County

DESCRIPTION: Parts of the Southwest 1/4 of Section 30, Township 2 North, Range 10 East of the Fourth Principal Meridian, Town of Spring Valley, County of Rock and State of Wisconsin, described as follows: 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 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.

PROPERTY ADDRESS: 5537 S County Road T Brodhead, WI 53520-9230

DATED: August 22, 2023

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.