

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

EDUCATORS CREDIT UNION,

Plaintiff,

v.

**NOTICE OF FORECLOSURE SALE**

Case No: 23-CV-000413

SUSAN L. HUDSON, et al..

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 27, 2023, in the amount of \$112,775.16, the Sheriff will sell the described premises at public auction as follows:

DATE: **March 6, 2024**

TIME: **10:00 a.m.**

PLACE: **Lower West Lobby (Front Steps), Rock County Courthouse  
51 S. Main St., Janesville**

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 Rock County 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 (10) 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 real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

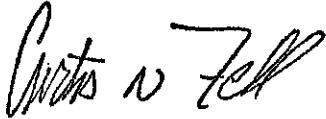
If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

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PROPERTY DESCRIPTION: Unit 23, in Fuller's Woods Condominium, created by a "Declaration of Condominium" recorded on August 13, 2003, in the office of the Register of Deeds for Rock County, Wisconsin, as Document #1626237, and by its Condominium Plat, and any amendments thereto.

PROPERTY ADDRESS: 2761 Fuller Dr., #23, Beloit, WI 53511

Dated: February 1, 2024.



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Curt Fell, Sheriff  
Rock County, Wisconsin



Michael A. Sosnay  
Attorney for Plaintiff  
Darnieder & Sosnay  
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Milwaukee, WI 53202