

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

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**ADVIA CREDIT UNION**

Plaintiff,

**Case No. 2023CV000442**

-vs-

**Honorable Derrick A. Grubb**

**ROBERT J. SCIESZINSKI and  
JANE DOE, UNKNOWN SPOUSE**

Defendants.

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**NOTICE OF FORECLOSURE SALE**

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**PLEASE TAKE NOTICE** that by virtue of an Order for Judgment and Judgment entered October 20, 2023, in favor of Advia Credit Union, in the amount of \$167,306.97, the Sheriff will sell the described premises at public auction as follows:

**DATE and TIME:** Wednesday, May 29, 2024 at 10:00 a.m.

**TERMS OF SALE:** 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 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 liens and encumbrances.

**PLACE:** In the Lower West Lobby, Rock County Courthouse  
51 South Main Street  
Janesville, WI 53545

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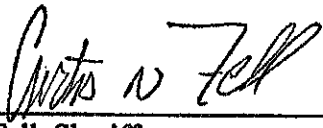
**Legal Description:**

Lot Three (3), Block Thirty-Seven (37), Smith's Addition, in the City of Janesville, County of Rock, State of Wisconsin.

**Tax Key No.:** 241-0135300335

**Property Address:** 114 S. Chatham Street, Janesville, WI 53548

Dated this 12<sup>th</sup> day of April, 2024.

  
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Curt Fell, Sheriff  
Rock County, WI



**THIS DOCUMENT DRAFTED BY:**

Attorney Shannon E. Wynn  
Wynn at Law, LLC  
920 S. Wells Street  
Lake Geneva, WI 53147

\* If the debtors are currently in bankruptcy or have been discharged in bankruptcy, this letter is not an attempt to collect the debt from the debtors personally. This letter serves only as notice of the commencement of legal proceeding as required by the mortgage loan documents, state law and/or federal law