

Citizens Bank NA f/k/a RBS Citizens NA successor by
merger with Franklin American Mortgage Company

Plaintiff,

Case No. 2022CV001731

v.

William Mark Webster; et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 4, 2023 in the amount of \$266,351.77, I will sell at public auction, located at In room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

August 12, 2025

At 10:00 AM, all of the following described premises, to wit:

LOT THIRTY-NINE (39), BLOCK ONE (1), EDGEWOOD PARK, IN THE CITY OF
MADISON, DANE COUNTY, WISCONSIN.

Street Address: 2339 Monroe St, Madison, WI 53711

Tax Key No. 251/0709-281-1732-8

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL
ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Dane County Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on July 1, 2025



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-22-00718

NOTE: This law firm is a debt collector.