

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Marie De Guzman a/k/a Marie DeGuzman, Rogelio De Guzman Jr. a/k/a Rogelio DeGuzman Jr., State of Wisconsin, Department of Revenue, The United States of America acting by and through the Secretary of Housing and Urban Development and Plaza Services, LLC

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-000914 Branch 4

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 9, 2025 in the amount of \$432,595.22 the Sheriff will sell the described premises at public auction as follows:

TIME: January 13, 2026 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 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: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI

DESCRIPTION: LOT ONE HUNDRED TWENTY-SEVEN (127), NESBITT VALLEY THE FIRST ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. Tax Parcel #251/060812319081

PROPERTY ADDRESS: 10 Willowbrook Ct Madison, WI 53719-6200

DATED: November 10, 2025

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.