

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

Deutsche Bank National Trust Company, as Trustee for
Ameriquest Mortgage Securities Inc., Asset-Backed
Pass-Through Certificates, Series 2006-R2

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 24-CV-003793 Branch 1

vs.

William R. Roisum and Katherine E. Roisum

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 12, 2025 in the amount of \$299,798.12 the Sheriff will sell the described premises at public auction as follows:

TIME: August 19, 2025 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 8, Royal Meadows, in the City of Madison, Dane County, Wisconsin.
Tax Parcel #251/071010410224

PROPERTY ADDRESS: 1406 Droster Rd Madison, WI 53716-1530

DATED: June 12, 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 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.