

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

Deutsche Bank National Trust Company, as indenture  
trustee, on behalf of the holders of the Accredited  
Mortgage Loan Trust 2005-4 Asset Backed Notes

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 24-CV-002497 Branch 1

vs.

The Estate of Ruby F. J. Rose, Deceased, by Derek C.  
Rose, as Personal Representative

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 25, 2025 in the  
amount of \$134,754.40 the Sheriff will sell the described premises at public auction as follows:

TIME: May 27, 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 THREE (3) BLOCK ONE (1) OF ORCHARD LAWN ADDITION TO  
SOUTH MADISON, IN THE CITY OF MADISON, DANE COUNTY,  
WISCONSIN. Tax Parcel #251/070926106026

PROPERTY ADDRESS: 209 W Lakeside St Madison, WI 53715-2032

DATED: March 25, 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.