

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

Case No: 22 CV 575

vs

Estate of Susan M. Ihrcke

Defendant

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 27, 2023 in the amount of \$104,503.91 the Sheriff will sell the described premises at public auction as follows:

TIME: February 21, 2024 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Lobby of the Washington County Government Center, 432 E. Washington Street, West Bend, WI 53090

DESCRIPTION: UNIT 4 IN CEDAR STREET CONDOMINIUMS, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, ACCORDING TO THE DECLARATION OF CEDAR STREET CONDOMINIUMS RECORDED ON APRIL 21, 1999 AS DOCUMENT NO. 822184 OF THE WASHINGTON COUNTY REGISTRY, TOGETHER WITH SAID UNITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND FACILITIES OF THE CONDOMINIUM, IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE DECLARATION, ALONG WITH EXCLUSIVE USE AND RIGHT OF EASEMENT IN THE LIMITED COMMON ELEMENTS AND FACILITIES APPURTENANT TO SAID UNIT AND OTHER COMMON USES AND

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

RIGHTS APPURTENANT TO SAID UNIT, ALL AS SET FORTH IN THE DECLARATION, IN CONDOMINIUM PLAT NO. 329 AS RECORDED IN SAID REGISTER'S OFFICE ON APRIL 2, 1999, AS DOCUMENT NO, 822183, AND IN CHAPTER 703 OF THE WISCONSIN STATUTES AS AMENDED.

PROPERTY ADDRESS: 836 Cedar Street, Hartford, WI 53027

TAX KEY NO.: 2901004017

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 17th day of January, 2024.


Washington County Sheriff