
NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No. 23 CV 820

vs

Estate of Sheila R. Mason, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 20, 2023 in the amount of \$82,921.43 the Sheriff will sell the described premises at public auction as follows:

TIME: May 29, 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: Lower West lobby (front steps) of the Rock County Courthouse, 51 S. Main Street, Janesville, WI 53545

DESCRIPTION: LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 5 OF CERTIFIED SURVEY MAPS ON PAGE 172 AND 173 AS DOCUMENT NO. 838828, BEING PART OF THE SW1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 10 AND PART OF THE NE1/4 OF THE NE1/4 OF SECTION 15, ALL BEING IN T. 2 N, R 10 E OF THE 4TH P. M., SPRING VALLEY TOWNSHIP, ROCK COUNTY, WISCONSIN. SUBJECT TO THE RIGHT OF WAY EASEMENT TO ROY G. ALTMAN ALSO KNOWN AS ROY GEORGE ALTMAN AND JUDITH ANN ALTMAN ALSO KNOWN AS JUDITH ALTMAN, HIS WIFE, AND HIS HEIRS AND ASSIGNS, 1 ROD FOR INGRESS AND EGRESS, BEGINNING AT A POINT AT THE INTERSECTION OF LANG ROAD AND THE SOUTH LINE OF THE SE1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 10 EAST OF THE 4TH P.

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.

M., SPRING VALLEY TOWNSHIP AND EXTENDING EASTERLY ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 10, A DISTANCE OF 177.74 FEET.

PROPERTY ADDRESS: 14853 W. Lang Road, Orfordville, WI 53576

TAX KEY NO.: 036 001367

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

Dated this 26th day of April, 2024.

Curt W. Fell
Sheriff
Rock County Sheriff

Anthony J. Van #12301