

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 23 CV 1948

Andrea Cira, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 24, 2024 in the amount of \$145,107.84 the Sheriff will sell the described premises at public auction as follows:

TIME: November 12, 2025 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: Waukesha County Sheriff Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION: ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 34, SAID POINT BEING 340.00 FEET NORTH OF THE WEST 1/4 CORNER OF SECTION 34; THENCE CONTINUING NORTH ALONG SAID WEST LINE, ALSO BEING THE CENTER LINE OF CALHOUN ROAD, 130.00 FEET; THENCE NORTH 58°40'15" EAST, 269.26 FEET;

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.

THENCE DUE SOUTH, 270.00 FEET; THENCE DUE WEST, 230.00 FEET TO THE PLACE OF BEGINNING OF THE AFOREMENTIONED PARCEL. EXCEPTING THEREFROM THE PARCEL OF LAND DEEDED TO THE STATE OF WISCONSIN HIGHWAY COMMISSION AS DESCRIBED IN THE DEED RECORDED ON JULY 11, 1966, IN VOLUME 1054, PAGE 599, AS DOCUMENT NO. 665882.

PROPERTY ADDRESS: 5840 S. Calhoun Road, New Berlin, WI 53151

TAX KEY NO.: NBC 1286997

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 8th day of September, 2025.
Eric Severson

Waukesha County Sheriff