

Bank of America, N.A.

NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 14-CV-02512

Charles A. Ihm a/k/a Ihm Butch a/k/a Charles Alfred Ihm a/k/a  
Charles Ihm, Rose Ann Ihm a/k/a Rose Ann DiMartino a/k/a RoseAnn  
Ihm and Rosewood Village Owners Association, Inc.

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 17, 2015 in the amount of \$214,650.00 the Sheriff will sell the described premises at public auction as follows:

TIME: July 29, 2015 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 cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (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: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: UNIT 1911-C IN ROSEWOOD VILLAGE CONDOMINIUM, BEING A CONDOMINIUM CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY A "DECLARATION OF CONDOMINIUM FOR ROSEWOOD VILLAGE CONDOMINIUM", DATED DECEMBER 14, 1989 AND RECORDED MARCH 19, 1990 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON REEL 1186, IMAGES 9 THROUGH 38, AS DOCUMENT NO. 1582379, AND AS AMENDED AND BY A CONDOMINIUM PLAT THEREFORE; TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS, INCLUDING (WITHOUT LIMITATION): A) A TWO CAR GARAGE WITH OPENER/TWO CAR DRIVE; B) THE UNDIVIDED PERCENTAGE INTEREST IN ALL COMMON ELEMENTS AS SPECIFIED FOR SUCH UNIT IN THE AFOREMENTIONED DECLARATION; C) THE RIGHT TO USE OF THE AREAS AND/OR FACILITIES, IF ANY, SPECIFIED IN THE AFOREMENTIONED DECLARATION, AS LIMITED COMMON ELEMENTS FOR SUCH UNIT; AND D) MEMBERSHIP IN THE ROSEWOOD VILLAGE CONDOMINIUM OWNER'S ASSOCIATION, INC., A NON-PROFIT CORP., AS PROVIDED FOR IN THE AFOREMENTIONED DECLARATION AND IN ANY ARTICLES OF INCORPORATION AND/OR BYLAWS FOR SUCH OWNER'S ASSOCIATION. SAID CONDOMINIUM BEING LOCATED IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PROPERTY ADDRESS: 1911 Springbrook N Unit C Waukesha, WI 53186-1281

DATED: May 27, 2015

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

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

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.

WAUKESHA SHERIFF DEPT.  
RECORD DIVISION  
2015 JUN -1 AM 11:18