

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

DANE COUNTY

VILLAGE CAPITAL & INVESTMENT LLC
Plaintiff

**NOTICE OF SHERIFF'S
SALE**

Case No. 2025CV000839

Vs.

IRVIN BURKS; THE MANSIONS
CONDOMINIUM;

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 23, 2025, in the amount of \$366,687.55, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: August 26, 2025 at 10:00 a.m.

TERMS:

1. 10% down in cash, cashier's check 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 in addition to the purchase price.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: CITY COUNTY BUILDING, 210 MARTIN LUTHER KING JR. BLVD, ROOM 354, MADISON, WI 53709

Property description:

UNIT 3957, IN THE MANSIONS CONDOMINIUM, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING A CONDOMINIUM CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY A "DECLARATION OF CONDOMINIUM FOR THE MANSIONS CONDOMINIUM" DATED MAY 27, 2004, AND RECORDED ON JUNE 9, 2004, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 3925772, AND BY A CONDOMINIUM PLAT THEREFOR, AND ANY AMENDMENTS THERETO

Tax Key No.: 251060812323230

Property Address: 3957 MAPLE GROVE DRIVE, MADISON, WISCONSIN 53719

Shannon K Cummings
State Bar No. 1033710
Attorney for Plaintiff
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Milwaukee, WI, 53203
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Dated this 18 day of July, 2025


KALVIN BARRETT
DANE COUNTY SHERIFF OR DESIGNEE

WisconsinPleadings@johnsonblumberg.com

Johnson, Blumberg & Associates, LLC, is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.