
NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

Case No. 2025CV001461

v.

Estate of David W. Finley

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 8, 2025 in the amount of \$403,957.66, I will sell at public auction, located in room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

October 14, 2025

At 10:00 AM, all of the following described premises, to wit:

LOT TWO HUNDRED THIRTEEN (213), SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION, IN THE CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

ALSO, PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 11 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN, DESCRIBED AS A PARCEL BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 213, SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION, IN THE CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN; ON THE EAST BY A LINE FORMED BY EXTENDING THE EAST LINE OF SAID LOT 213, SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION; ON THE SOUTH BY A LINE PARALLEL WITH AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 213, SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION; AND ON THE WEST BY A LINE FORMED BY EXTENDING THE WEST LINE OF SAID LOT 213, SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION.

ALSO, PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 11 EAST, IN THE CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 00°43'42" WEST, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 7, 766.88 FEET (RECORDED AS NORTH 00°40'54" WEST, 766.95 FEET) TO THE SOUTHEAST CORNER OF SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION; THENCE SOUTH 87°45'10" WEST, ALONG THE SOUTH LINE OF SECOND ADDITION TO PRAIRIE ENTERPRISES SUBDIVISION, 1065.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°45'10" WEST, ALONG THE SOUTH LINE OF SECOND ADDITION

TO PRAIRIE ENTERPRISES SUBDIVISION, 70.00 FEET; THENCE SOUTH 02°14'50" EAST, 35.27 FEET; THENCE NORTH 87°41'03" EAST, 70.00 FEET; THENCE NORTH 02°14'50" WEST, 35.19 FEET TO THE POINT OF BEGINNING.

Street Address: 1621 Sapphire Way, Sun Prairie, WI 53590-3031
Tax Key No. 282/0811-073-6265-3

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Dane County Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on September 3, 2025



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-00138

NOTE: This law firm is a debt collector.