

STATE OF WISCONSIN
DANE COUNTY

CIRCUIT COURT

For Official Use:

SIMPLY HOMES CONDOMINIUM,

Plaintiff,

v.

ADAN GARCIA PONCE, et al.,

Defendant(s).

Case No. 2024CV002656

Case Code: 30404 & 30301

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 11, 2025, in the amount of \$9,644.79, I will sell at public auction in Room 354 of the City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, Wisconsin, on June 24, 2025 at 10:00 AM a.m., all of the following described premises, to wit:

Unit 8 in the Simply Home Condominium Condominium(s) created by a "Declaration of Condominium" recorded on April 24, 2017, in the Office of the Register of Deeds for Dane County, Wisconsin, as Document No. 5320235, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Sun Prairie, County of Dane, Wisconsin.

Tax Key No. 282/0810-114-0171-2

Address: 2702 Blue Aster Boulevard, Sun Prairie, WI 53590

THE PROPERTY IS A CONDOMINIUM UNIT. IT WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES, **INCLUDING ANY FIRST MORTGAGE AND/OR PROPERTY TAXES.** Check **ALL** public records **before** bidding.

TERMS OF SALE: 10% down (cash, certified check or cashier's check, payable to the Dane County Clerk of Courts, down payment at sale, balance due within ten (10) days of Court approval).

BUYER TO PAY ALL APPLICABLE WISCONSIN REAL ESTATE TRANSFER TAX

DATED May 13, 2025.



Kalvin Barrett, Sheriff of Dane County,
Wisconsin

Kaman & Cusimano LLC
Attorneys for Plaintiff

The above property is located at 2702 Blue Aster Boulevard, Sun Prairie, WI 53590

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.