

LAS CASITAS OWNERS' ASSOCIATION, INC.,

Plaintiff,

Case No.: 24CV3163

vs.

ANTONIO PAEZ and ANA M. SIERRA,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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**PLEASE TAKE NOTICE** that by virtue of the Judgment entered on February 17, 2025, in the above-captioned action, I will sell the following described real property at public auction as follows:

**DATE/TIME:** August 19, 2025 at 10:00 AM

**PLACE:** Room 354, City-County Building, 210 Martin Luther King, Jr. Blvd.,  
Madison, WI 53703

**TERMS OF SALE:**

1. Cash.
2. Ten percent (10%) of the successful bid must be paid at the sale in cash, cashier's check, or certified funds payable to the Dane County Clerk of Courts (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 within ten (10) days after the date of confirmation of the sale or else the ten percent (10%) down payment is forfeited.
3. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.
4. The property described below is being sold in **AS IS** condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence.

**PROPERTY DESCRIPTION:** Unit 2354-2, together with the undivided interest in the common elements appurtenant to said unit, in Las Casitas Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Las Casitas Condominiums," recorded August 29, 2007 in the Office of the Register of Deeds for Dane County, Wisconsin, as Document No. 4351385, by a Condominium Plat and any amendments thereto, in the City of Madison, Dane County, Wisconsin.

**PROPERTY ADDRESS:** 2358 Allied Drive, Unit 2, Madison, WI 53711

**TAX PARCEL NO.:** 251-0609-052-1318-2

Dated: June 27, 2025



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Dane County Sheriff

Address:

von Briesen & Roper, s.c.  
Attn: Brian Seidl  
10 East Doty Street, Suite 900  
Madison, WI 53703

#42857883v1

FILED  
02-17-2025  
CIRCUIT COURT  
DANE COUNTY, WI  
2024CV003163

DATE SIGNED: February 17, 2025

Electronically signed by Susan M. Crawford  
Circuit Court Judge

THIS IS A FINAL ORDER FOR THE PURPOSE OF APPEAL.