
Freedom Mortgage Corporation

Plaintiff,

Case No. 2025CV000908

v.

Jeffrey William Irvin, Jr. a/k/a William Irvin, Jr., et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 30, 2025 in the amount of \$202,639.15, 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

November 4, 2025

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

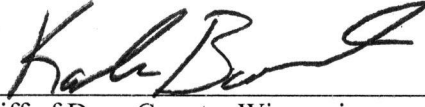
LOT 79, PRAIRIE HILLS ADDITION TO MEADOWOOD, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.

Street Address: 3001 Edensway Road, Madison, WI 53719

Tax Key No. 251/0608-014-0907-5

**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 19, 2025

Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00268

NOTE: This law firm is a debt collector.