

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

Case No. 2025CV001778

v.

Dean Flannery, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 18, 2025 in the amount of \$322,577.51, 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

February 24, 2026

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

LOT EIGHTY-NINE (89), LIBERTY LAND, IN THE VILLAGE OF DE FOREST, COUNTY OF DANE, STATE OF WISCONSIN.

Street Address: 916 Liberty Drive, De Forest, WI 53532
Tax Key No. 118/0910-174-6549-8

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 January 23, 2026



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00444

NOTE: This law firm is a debt collector.