

ROSEWOOD VILLAGE OWNERS  
ASSOCIATION, INC.,

Plaintiff,

Case No. 13-CV-2076

Case Code: 30404 Foreclosure of Mortgage

v.

CHARLES IHM & ROSEANN IHM,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

**PROPERTY ADDRESS: 1911 SPRINGBROOK NORTH, UNIT C, WAUKESHA, WI**

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PLEASE TAKE NOTICE that by virtue of a Default Judgment of Foreclosure entered on the 30<sup>th</sup> Day of December, 2013, in the amount of \$10,274.36, the Sheriff of Waukesha County, Wisconsin, will sell at public auction the described premises as follows:

DATE AND TIME: Wednesday, January 7, 2015 at 10:00 A.M.

TERMS: The premises will be sold "as is" and subject to any legal liens, encumbrances, easements, charges, assessments, covenants, leases, or leasehold interests, including but not limited to those of record, affecting the premises and including, but not limited to, the Mortgage to One Choice Mortgage, LLC dated March 4, 2009, recorded on March 23, 2009, in the original stated principal amount of \$193,833.00, said Mortgage assigned to Mortgage Electronic Registration Systems, Inc. (MERS, Inc.) assigned to Bank of America, N.A., by an Assignment dated May 1, 2012, recorded on May 3, 2012 as Document No. 3915663. Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check, or certified funds (personal checks cannot and will not be accepted). The balance of the successful bid, plus payment of all delinquent and unpaid real estate taxes and special assessments, must be paid to the Clerk of Courts in cash, cashier's check, or certified funds, no later than ten (10) days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The buyer is responsible for the applicable Wisconsin Real Estate Transfer Tax and recording fees and, if desired, the cost of title evidence.

PLACE: In the Lobby of the Waukesha County Sheriff's Department Justice Center, 515 W. Moreland Blvd, Waukesha, WI.

**LEGAL DESCRIPTION:**

Unit 1911-C, and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the herein after-mentioned Declaration and amendments thereto in a Condominium commonly known as

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Rosewood Village Condominium being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Rosewood Village Condominium", dated December 14, 1989 and recorded March 19, 1990 in the office of the Register of Deeds for Waukesha County, Wisconsin, on Reel 1186, Images 9 through 38, as Document No. 1582379, and by First Amendment of Declaration of Condominium of Rosewood Village Condominiums dated September 12, 1990 and recorded in the Register of Deeds office of the Register of Deeds for Waukesha County on November 19, 1990, in Reel 1255, Images 253 to 262 inclusive, as Document No. 1622876, and by Second Amendment of Declaration of Condominium of Rosewood Village Condominiums dated January 3, 1991, and recorded in the Office of the Register of Deeds for Waukesha County, on January 4, 1991 in Reel 1266, Images 680 to 687 inclusive, as Document No. 1628574, and by Third Amendment of Declaration of Condominium of Rosewood Village Condominiums dated September 25, 1991 and recorded in the office of the Register of Deeds for Waukesha County on October 9, 1991 in Reel 1359, Images 249 to 258 inclusive, as Document No. 1677767, and by Fourth Amendment of Declaration of Condominium of Rosewood Village Condominiums dated January 25, 1992 and recorded in the office of the Register of Deeds for Waukesha County on February 5, 1992, in Reel 1416, Images 4 to 11, inclusive as Document No. 1702879, and by Fifth Amendment of Declaration of Condominium of Rosewood Village Condominiums dated April 9, 1992 and recorded in the office of the Register of Deeds for Waukesha County on April 20, 1992, in Reel 1461, Images 732 to 739 inclusive, as Document No. 1724738, and by Sixth Amendment of Declaration of Condominium of Rosewood Village Condominiums dated October 2, 1992 and recorded in the office of the Register of Deeds for Waukesha County on October 12, 1992 in Reel 1571, Images 1 to 8 inclusive, as Document No. 1774580, and by Seventh Amendment of Declaration of Condominium of Rosewood Villager Condominiums dated February 17, 1993 and recorded in the office of the Register of Deeds for Waukesha County on February 26, 1993, in Reel 1657, Images 1216 to 1223 inclusive, as Document No. 1815583, and by Eighth Amendment to Declaration of Condominium of Rosewood Village Condominiums dated May 3, 1993 and recorded in the office of the Register of Deeds for Waukesha County on May 6, 1993, in Reel 1698, Images 553 to 557, inclusive, as Document No. 1834427, and by Ninth Amendment of Declaration of Condominium of Rosewood Village Condominiums dated November 28, 1994 and recorded in the office of the Register of Deeds for Waukesha County on November 28, 1994, in Reel 2013, Image 1, as Document No. 2009052, and by Tenth Amendment of Declaration of Condominium of Rosewood Village Condominiums dated October 30, 1995 and recorded in the office of the Register of Deeds for

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Waukesha County on November 14, 1995 in Reel 2141, Images 1243 to 1244, inclusive, as Document No. 2080728 and by Eleventh Amendment to Declaration of Condominium recorded September 3, 2004, as Document No. 3201361, and as further amended and by a Condominium Plat therefore. Said Condominium being located in the City of Waukesha, Waukesha County, Wisconsin.

Tax Parcel No. WAKC 1344.181

Property Address: 1911 Springbrook North Unit C, Waukesha, Wisconsin 53188.

Dated at Waukesha, Waukesha County, Wisconsin, this 17<sup>th</sup> day of November, 2014.

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Daniel J. Trawicki

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Sheriff of Waukesha County, Wisconsin

Attorney Timothy A. Burkard  
Michael Best & Friedrich LLP  
Attorneys for the Plaintiff  
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Manitowoc, WI 54220  
Telephone: (920) 686-2800

**Michael Best & Friedrich LLP is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.**