

The Bank of New York Mellon FKA The Bank of New York, as
Trustee for the Certificateholders of CWALT, Inc., Alternative
Loan Trust 2005-21CB, Mortgage Pass-Through Certificates,
Series 2005-21CB

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 23 CV 75

Jay M. Vandervest, et al.

Defendant

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 16, 2024 in the amount of \$159,087.22 the Sheriff will sell the described premises at public auction as follows:

TIME: April 22, 2025 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Lobby of the Kewaunee County Courthouse, 613 Dodge Street, Kewaunee, WI 54216

DESCRIPTION: Lot One (1) of Certified Survey Map No. 721 as recorded in Volume 4 of Certified Survey Maps on pages 146-147 as Document No. 368478 being a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section (9), Township Twenty-five (25) North, Range Twenty-three (23) East, in the Town of Red River, Kewaunee County, Wisconsin.

PROPERTY ADDRESS: E1274 Macco Road, Luxemburg, WI 54217

TAX KEY NO.: 018-00009-0602

Phillip A. Norman, P.C.
Krysta L. Kerr
State Bar No. 1090070
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 24th day of February, 2025.


Kewaunee County Sheriff

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.