

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

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LAKESHORE COURT HOLDINGS, LLC,  
Registered Agent, Richard L. Schmidt

Plaintiff,

Case No.: 21-CV-1824

Case Code: 30404

v.

13 LAKESHORE COURT, LLC,  
Registered Agent Harold Langhammer,  
ESTATE OF HAROLD LANGHAMMER and  
JAMES A. SHAPIRO,

Defendants.

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### NOTICE OF FORECLOSURE SALE

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**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure entered on April 12, 2022, in the amount of \$407,061.37, I will sell the described premises at public auction as follows:

**Time:** July 12, 2022, at 10:00 o'clock a.m.

**Place:** In Room 354, City County Building, 210 Martin Luther King Drive,  
Madison, Wisconsin

**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. Property 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.


**Mortgaged Property Description:**

LOT NINE (9), PLEASURE PARK, IN THE CITY OF MADISON,  
DANE COUNTY, WISCONSIN

EXCEPT A RIGHT OF WAY ACROSS THE SOUTH CORNER,  
BEING A RIGHT-ANGLE TRIANGLE, THE SIDES OF THE  
RIGHT ANGLE BOTH BEING 16 FEET IN LENGTH,  
INTENDED TO BE RESERVED FOR THE USE OF LOT TEN.

**Property Address/Tax Parcel No.:** 13 Lakeshore Court, Madison, WI  
251/0709/252-0310-4

Dated: May 10, 2022

  
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Calvin Barrett, Sheriff  
Dane County, Wisconsin

**This instrument drafted by:**  
**Attorney James E. Bartzen**  
**Boardman & Clark LLP**  
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**Madison, WI 53701**  
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