

STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

Summit Credit Union

Plaintiff

v.

The Estate of James Vaughn
c/o Katie Hansen, Special Administrator

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 25CV867

Code No. 30404

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on May 6, 2025 in the sum of \$130,185.44, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: July 15, 2025 at 10 am

PLACE: Room 354 of the City-County Building-210 Martin Luther King Jr Blvd.
Madison, WI

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS: 306 Lindsay Way, Cottage Grove, WI 53527

PIN: 112/0711-081-0398-1

LEGAL DESCRIPTION: Lot One Hundred Forty Eight (148), Coyle Highlands Second Addition in the Village of Cottage Grove, Dane County, Wisconsin.

Dated: *June 5, 2025*



Dane County Sheriff

Prepared by: Justin J. Bates, Esq.
Bates Legal Group, LLC State Bar No. 1066128
PO Box 1473 Wausau, WI 54402-1473
715-843-5599

Bid Information can be found on bateslegalgroup.com