

University of Wisconsin Credit Union  
Plaintiff,

Case No. 2024CV001262

v.

Amy J. Feinstein; et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 9, 2024 in the amount of \$178,850.22, I will sell at public auction, located at In room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

**August 5, 2025**

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

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE SOUTHERLY ALONG THE QUARTER SECTION LINE OF SAID SECTION 31, 470 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 539.5 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE CONTINUING WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 125.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 190.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 125.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND PARALLEL TO THE WESTERLY LINE OF THIS PARCEL, 190.0 FEET TO THE POINT OF BEGINNING.

Street Address: 5517 Dorsett Dr, Madison, WI 53711

Tax Key No. 251-0709-313-0416-0

**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 Office of the Sheriff (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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on July 1, 2025

  
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Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-00476

**NOTE: This law firm is a debt collector.**