

STATE OF WISCONSIN
DANE COUNTY
CIRCUIT COURT

TRI CONDOMINIUM ASSOCIATION, LTD.,

Plaintiff,

v.

Case No.: 2025CV0194

NICOLE KOTZER,
COUNTY OF DANE,
and
PORTFOLIO RECOVERY ASSOCIATES, LLC,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and Sale entered in the above-titled action on May 23, 2025, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction on Tuesday, August 26, 2025 at 10:00 a.m. in Room 354 of the City-County Building on 210 Martin Luther King, Jr. Blvd., Madison, Wisconsin, the real estate directed by said Judgment to be sold separately and described as follows:

Address: 2998 Triumph Dr., #5, Sun Prairie, WI

Tax Parcel No.: 282-0810-113-7013-2

Legal Description: Unit 5, Tri Condominium, in the City of Sun Prairie, Dane County, Wisconsin.

Judgment amount: \$14,763.91 + post judgment fees and costs

Terms of sale: ten percent (10%) of the successful bid must be paid to the Sheriff 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 no later than ten (10) days after the Court's confirmation of the sale or else the ten (10%) down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. A third party purchaser is responsible for payment of the Wisconsin Real Estate Transfer Fee.

Dated this 17 day of June, 2025.

By:



Calvin Barrett, Sheriff
Sheriff of Dane County, Wisconsin