

**STATE OF WISCONSIN
DANE COUNTY**

CIRCUIT COURT

For Official Use:

ROLLING HILLS OWNERS' ASSOCIATION,
INC.,

Plaintiff,

v.

VICTOR G. SCHWAHN, et al.,

Defendant(s).

Case No. 2025CV001369
Case Code: 30404 & 30301

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 17, 2025, in the amount of \$11,447.88, I will sell at public auction in Room 354 of the City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, Wisconsin 53703, on January 20, 2026, at 10:00 AM a.m., all of the following described premises, to wit:

Unit 5538-1, Garage 46 in the Rolling Hills Condominium created by a "Declaration of Condominium" recorded on December 12, 1975, in the Office of the Register of Deeds for Dane County, Wisconsin, Volume 637 of Records, Page 340 as Document No. 1452595, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Middleton, County of Dane, Wisconsin.

Tax Key No. 255/0709-063-0590-0

Address: 5538 Century Avenue, Unit 1, Middleton, WI 53562

THE PROPERTY IS A CONDOMINIUM UNIT. IT WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES, **INCLUDING ANY FIRST MORTGAGE AND/OR PROPERTY TAXES.** Check **ALL** public records **before** bidding.

TERMS OF SALE: 10% down (cash, certified check or cashier's check, payable to the Dane County Clerk of Courts, down payment at sale, balance due within ten (10) days of Court approval).

BUYER TO PAY ALL APPLICABLE WISCONSIN REAL ESTATE TRANSFER TAX
DATED December 17, 2025.



Kelvin D. Barrett, Sheriff of Dane County,
Wisconsin

Kaman & Cusimano LLC
Attorneys for Plaintiff

KAMAN & CUSIMANO LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you have previously received a discharge in a bankruptcy case during the time of the unpaid debt, this communication should not be construed as an attempt to hold you personally liable for the debt.