

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

DANE COUNTY

FAIRWAY INDEPENDENT MORTGAGE
CORPORATION
Plaintiff,

Case No. 2025CV001262

vs.

KENNETH KEY A/K/A KENNETH S. KEY, ET.
AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 4, 2025, in the amount of \$215,343.09, the Sheriff of Dane County will sell the described premises at public auction as follows:

DATE/TIME: May 19, 2026 at 10:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Dane County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: at the Public Safety Building, Room 2002, 115 W. Doty, Madison, WI 53703

PROPERTY LEGAL DESCRIPTION:

Lot 792, Eighth Addition to Sunset Village, in the City of Madison.

TAX KEY NO.: 251/0709-204-2027-4

PROPERTY ADDRESS: 45 Merlham Drive, Madison, WI 53705

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Dane County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.