

STATE OF WISCONSIN : CIRCUIT COURT : DANE COUNTY  
BRANCH 15

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BDS IV MORTGAGE CAPITAL LLC,

Plaintiff,

v.

4713 COTTAGE GROVE ROAD MADISON  
LLC,

Defendant.

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Case No. 24-CV-3994

Code No(s). 30404 (Foreclosure of  
Mortgage)

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**NOTICE OF SHERIFF'S SALE**

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**PLEASE TAKE NOTICE** that by virtue of and pursuant to a judgment of foreclosure in the amount of at least \$18,172,828.58 entered in this matter on July 7, 2025, the undersigned

Sheriff will sell the described premises at public auction as follows:

**DATE/TIME:** Tuesday, May 5, 2026, at 10:00 a.m.

**BIDDING REQUIREMENTS:** A Third-party Bidder must meet the statutory requirements of Wis. Stat. § 846.155, and if the successful bidder, must submit an affidavit to the court before the sale may be confirmed pursuant to Wis. Stat. § 846.155(1)(c).

**TERMS OF SALE:**

1. 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 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 days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff.
2. No later than ten (10) days after the Court confirms the sale:
  - a. The balance due on the sale is due;
  - b. The amount of the transfer fee due under Wis. Stat. § 77.22, if any, is due; and
  - c. The amount of the fee due under Wis. Stat. § 59.43(2) to record the Deed and any other document required for such recordation is due.

3. The property is sold 'as is' and subject to all unpaid real estate taxes, liens and encumbrances.

**PLACE:** City-County Building, 210 Martin Luther King, Jr. Blvd., Room 354, Madison, WI 53703

**DESCRIPTION/PARCEL #s:**

PARCEL A:

PARCELS A AND B OF CERTIFIED SURVEY MAP NO. 129 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON OCTOBER 29, 1963, IN VOLUME 1, PAGE 129 AS DOCUMENT NO. 1086624, AS MODIFIED BY 453 OF MISC., PAGE 391 AS DOCUMENT NO. 1144147, BEING A DIVISION OF LOT 135, FIRST ADDITION TO ACEWOOD PLAT AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL B:

LOT ONE HUNDRED TWENTY (120), EXCEPT THE NORTHERLY 12 FEET THEREOF, FIRST ADDITION TO MEADOWOOD-EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL C:

LOTS ONE HUNDRED EIGHT (108) THROUGH ONE HUNDRED NINETEEN (119), INCLUSIVE AND THE NORTH 12 FEET OF LOT ONE HUNDRED TWENTY (120), FIRST ADDITION TO MEADOWOOD-EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Abstract Property

Tax Parcel Nos.: 251/0710-102-0601-1, 251/0710-102-0613-6, 251/0710-102-0612-8, 251/0710-102-0601-1, 251/0710-102-0609-5, 251/0710-102-0608-7, 251/0710-102-0606-1, 251/0710-102-0605-3, 251/0710-102-0604-5, 251/0710-102-0602-9, and 251/0710-103-0145-7.

**PROPERTY ADDRESS:**

4701, 4705, 4709, 4713, 4715, 4717, 4721 & 4725 Cottage Grove Rd., Madison, WI 53716, and 710, 714, 722, 726, 730, 802, 806, 810, 818, 910, 912, 914, 924 & 926 Vernon Ave., Madison, WI 53714.

Dated this 14th day of April, 2026.



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Kalvin D. Barrett, or his designee  
Dane County Sheriff

GODFREY & KAHN, S.C.  
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Madison, WI 53703  
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