

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 15

DANE COUNTY

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**THE PARK BANK,**

Plaintiff,

Case No. 2023 CV 3006  
Foreclosure of Mortgage: 30404

v.

**JORGE DEL RIO ZEFERINO,  
SHUJEILYS DEIDREX BADELL HERRERA,  
GREEN MEADOWS BARTELT COURT  
CONDO ASSOCIATIONS, INC.,**

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure made in the above-entitled action on February 5, 2024, in the amount of \$91,178.48, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction in Room 357 of the City County Building, 210 Martin Luther King, Jr. Blvd., Madison, WI, on

**August 6, 2024**

**At 10:00 a.m.,** all of the following described premises:

Unit 18-2, together with said unit's undivided appurtenant interest in the common elements, and the exclusive use of the limited common elements appurtenant to said unit, all in GREEN MEADOWS CONDOMINIUMS, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, and by Declaration of Condominium for Green Meadows Condominiums, a condominium, dated June 15, 2006 and recorded July 27, 2006 as Doc. No. 4218364 and Condominium Plat recorded July 27, 2006 as Doc. No. 4218365. Incorporated herein by this reference thereto is the real estate described in and made subject to said declaration, which is located in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH all the improvements now or hereafter erected on the property and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Street Address: 18 N. Bartelt Ct., Unit 2, Madison, WI 53704  
Tax Parcel No.: 251-0810-213-1002-4

**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:** 10% down payment in certified funds (cash, money order, or cashier's check) at sale, balance due within ten (10) days of confirmation of sale by the Court. Such sale will be as-is and subject to outstanding real estate taxes and other unforeclosed liens and interests of record, if any. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Purchaser, if other than Plaintiff, is responsible for applicable real estate transfer fees in addition to the purchase price.

Dated at Madison, Wisconsin, June 24, 2024.

DANE COUNTY SHERIFF



Kalvin Barrett, or his designee

Drafted by:  
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Murphy Desmond S.C.  
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**Murphy Desmond S.C. is a debt collector, and any information obtained will be used for that purpose.**