

SUMMIT CREDIT UNION  
Plaintiff

**NOTICE OF FORECLOSURE SALE**

v.

Case No. 24CV563  
Code No. 30404

John J. Zwadzich Revocable Trust Dated June 4, 2019  
The Estate of John Zwadzich  
c/o/ Katie Bartels, SA  
Glen Wood Hights Condominium, Inc.  
Defendants.

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PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on June 20, 2024 in the sum of \$186,237.25, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: August 27, 2024 at 10:00 a.m.

PLACE: Room 357 of the City County Building, 210 Martin Luther King, Jr. Blvd, Madison, WI

TERMS OF SALE: A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Dane County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

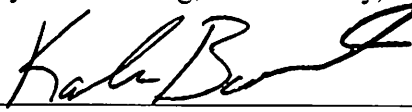
PROPERTY ADDRESS: 11 Glen Brook Way, Unit 206, Fitchburg, WI 53711

PIN: 0609-152-3414-2

LEGAL DESCRIPTION: Unit 3-206, together with exclusive use of Storage Unit 3S-206 and Parking Units 3P-35 and 3P-36, 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 GLEN WOOD HEIGHTS CONDOMINIUM, a condominium created and existing under and by virtue of the

Condominium Ownership Act of the State of Wisconsin and by Declaration of Condominium of Glen Wood Heights Condominium and exhibits thereto, recorded September 22, 2006 as Document Number 4237624, First Amendment to Declaration recorded July 6, 2009 as Document Number 4569252, Second Amendment recorded September 15, 2016 as Document Number 5268283, and Condominium Plat recorded September 22, 2006 as Document Number 4237625, First Addendum to plat recorded July 6, 2009 as Document Number 4569253, Second Addendum to plat recorded March 23, 2015 as Document Number 5137292, Third Addendum to plat recorded September 15, 2016 as Document Number 5268284. 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 Fitchburg, Dane County, Wisconsin.

Dated this 23 day of July, 2024

  
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Calvin Barrett  
Dane County Sheriff