
University of Wisconsin Credit Union

Plaintiff,

Case No. 2024CV001892

v.

Rebekah Burns, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 9, 2024 in the amount of \$218,726.98, I will sell at public auction, located in room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

January 21, 2025

At 10:00 AM, all of the following described premises, to wit:

RESIDENTIAL UNIT 1402A AND PARKING UNIT PS-9-14, CHEROKEE GARDEN CONDOMINIUM HOMES, PHASE 24, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FORMERLY KNOWN AS:

UNIT 1402A AND PARKING UNIT P9-14, CHEROKEE GARDEN CONDOMINIUM HOMES, PHASES 1-14, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Street Address: 1402 Wheeler Road, Unit A, Madison, WI 53704

Tax Key No. 251/0809-244-1101-2 & 251-0809-244-1186-4

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: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on December 6, 2024



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00644

NOTE: This law firm is a debt collector.