

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

UNIVERSITY OF WISCONSIN CREDIT UNION,

Plaintiff,

v.

ZACH K. MILLER,

Defendant.

NOTICE OF FORECLOSURE SALE

Case No: 24-CV-001304

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 18, 2024, in the amount of \$193,460.36 pursuant to the First and Second Causes of Action, the Sheriff will sell the described premises at public auction as follows:

DATE: January 21, 2025

TIME: 10:00 a.m.

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

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Dane Co. Sheriff (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 (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.


NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lot Twenty-seven (27), Block Four (4), Power Replat,
in the City of Madison, Dane County, Wisconsin.

PROPERTY ADDRESS: 37 Corry St., Madison, WI 53704

Dated: December 6, 2024.



Calvin Barrett, Sheriff
Dane County, Wisconsin

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