

University of Wisconsin Credit Union

Plaintiff,

Case No. 2024CV001262

v.

Amy J. Feinstein, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 9, 2024 in the amount of \$178,850.22, 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

March 18, 2025

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

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE SOUTHERLY ALONG THE QUARTER SECTION LINE OF SAID SECTION 31, 470 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 539.5 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE CONTINUING WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 125.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 190.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 125.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE AND PARALLEL TO THE WESTERLY LINE OF THIS PARCEL, 190.0 FEET TO THE POINT OF BEGINNING.

Street Address: 5517 Dorsett Drive, Madison, WI 53711

Tax Key No. 251-0709-313-0416-0

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 February 4, 2025



Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00476

NOTE: This law firm is a debt collector.