

Associated Bank NA

Plaintiff,

Case No. 2024CV001110

v.

Timothy P. Ripp, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 24, 2024 in the amount of \$78,214.06, 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

**April 22, 2025**

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


PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 8 EAST, IN THE VILLAGE OF DANE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, THENCE WEST 1518 FEET, THENCE SOUTH 660 FEET, THENCE NORTH 89°28' WEST 66 FEET; THENCE SOUTH 66 FEET TO POINT OF BEGINNING; THENCE SOUTH 400 FEET; THENCE EAST 264 FEET; THENCE NORTH 400 FEET, THENCE IN STRAIGHT LINE WEST 264 FEET TO THE POINT OF BEGINNING.

Street Address: 303 South Street, Dane, WI 53529  
Tax Key No. 116/0908-231-8890-5

**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 March 7, 2025

  
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Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-00434

**NOTE: This law firm is a debt collector.**