

STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

LAKE RIDGE BANK,
Successor-by-merger to Monona Bank

Plaintiff,

v.

Case No.: 2024CV1498

Case Code: 30404

DONALD B. BRUNS

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of and pursuant to a JUDGMENT OF FORECLOSURE entered in the above-entitled action on the 4th day of December, 2024, in the amount of \$327,136.63, the Sheriff will sell the described premises at public auction as follows:

DATE/TIME: July 15, 2025, 10:00 a.m.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI.

TERMS OF SALE:

1. Pursuant to the Judgment, ten percent (10%) of the successful bid must be paid at the sale in the form of cash, cashier's check, or money order payable to the Dane County Clerk of Courts ("Clerk of Court"). 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 money order within ten (10) days after the date of confirmation of the sale or else the ten (10%) down payment is forfeited.
2. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.
3. Property is being sold in AS IS condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence.

PROPERTY DESCRIPTION:

Lot eight (8), Clyde A. Gallagher replat of Pfund's
Subdivision of part of lot 114, of Farwell's Addition to the
City of Madison, in the City of Madison, Dane County,
Wisconsin.

PROPERTY ADDRESS: 2755 Union St., Madison, WI 53704

TAX PARCEL NOS.: 251/0710-052-2503-4

Dated: June 2, 2025



Sheriff of Dane County, Wisconsin

This instrument was drafted by:

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