

STATE OF WISCONSIN  
DANE COUNTY

CIRCUIT COURT

For Official Use:

WHITACRE ARMS CONDOMINIUM, INC.,

Plaintiff,

v.

BHAVANI NAGARAJ, TRUSTEE OF THE  
BHAVANI NAGARAJ IYENGAR GOLDEN  
GIVING TREE TRUST, AND ANY  
AMENDMENTS THERETO, et al.,

Case No. 2025CV000657  
Case Code: 30404 & 30301

Defendant(s).

### NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 9, 2025, in the amount of \$7,323.39, I will sell at public auction in Room 354 of the City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, WI 53703, on October 28, 2025, at 10:00 AM a.m., all of the following described premises, to wit:

Unit 7418-2 in the Whitacre Arms Condominium(s) created by a "Declaration of Condominium" recorded on May 22, 2006, in the Office of the Register of Deeds for Dane County, Wisconsin, as Document No. 4194065, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Madison, County of Dane, Wisconsin.

Tax Key No. 251/0708-231-2206-8

Address: 7418 Whitacre Road, Unit 2, Madison, WI 53717

THE PROPERTY IS A CONDOMINIUM UNIT. IT WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES, **INCLUDING ANY FIRST MORTGAGE AND/OR PROPERTY TAXES.** Check **ALL** public records **before** bidding.

TERMS OF SALE: 10% down (cash, certified check or cashier's check, payable to the Clerk of Courts, down payment at sale, balance due within ten (10) days of Court approval).

BUYER TO PAY ALL APPLICABLE WISCONSIN REAL ESTATE TRANSFER TAX

DATED September 24, 2025.

  
Calvin D. Barrett, Sheriff of Dane County,  
Wisconsin

Kaman & Cusimano LLC  
Attorneys for Plaintiff

The above property is located at 7418 Whitacre Road, Unit 2, Madison, WI 53717

KAMAN & CUSIMANO LLC IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you have previously received a discharge in a bankruptcy case during the time of the unpaid debt, this communication should not be construed as an attempt to hold you personally liable for the debt.