

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

UNIVERSITY OF WISCONSIN CREDIT UNION,

Plaintiff,

v.

NOTICE OF FORECLOSURE SALE

Case No: 24-CV-003150

MARTHA FOX HANFELD a/k/a
MARTHA FOX HANFIELD,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 17, 2025, in the amount of \$44,910.67, the Sheriff will sell the described premises at public auction as follows:

DATE: **January 6, 2026**

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 Clerk of Courts (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.

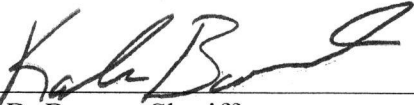
If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lot Two (2) of Certified Survey Map No. 4068 recorded in the Dane County Register of Deeds Office in Volume 17 of Certified Survey Maps, Page 85, as

Document No. 1770870, in the Village of Cottage Grove, Dane County, Wisconsin.

PROPERTY ADDRESS: 119 Woodview Dr., Cottage Grove, WI 53527

Dated: November 13, 2025.

A handwritten signature in black ink, appearing to read "Calvin Barrett", written over a horizontal line.

Kalvin D. Barrett, Sheriff
Dane County, Wisconsin

Michael A. Sosnay
Attorney for Plaintiff
Darnieder & Sosnay
735 N. Water St., Suite 205
Milwaukee, WI 53202