

STATE OF WISCONSIN
DANE COUNTY

CIRCUIT COURT

For Official Use:

CONSERVANCY CREEK CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

v.

JANICE L. HITES AND
UNKNOWN SPOUSE OF JANICE L. HITES,
Defendant(s).

Case No. 2025CV001840
Case Code: 30404 & 30301

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 07, 2025 in the amount of \$8,794.51, I will sell at public auction in Room 354 of the City-County Building 210 Martin Luther King Jr. Blvd, Madison, Wisconsin on June 16, 2026 at 10:00 AM, all of the following described premises, to wit:

Unit 163 in the Conservancy Creek Condominium created by a "Declaration of Condominium" recorded on August 16, 1995, in the Office of the Register of Deeds for Dane County, Wisconsin, Volume 30703, Page 33, as Document No. 2700668, 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 Monona, County of Dane, Wisconsin

Tax Key No. 258/0710-214-3810-1

Address: 163 Shato Lane, Monona, WI 53716

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 Dane County 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 May 04, 2026.

Kaman & Cusimano LLC
Attorneys for Plaintiff

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.