STATE OF WISCONSIN | CIRCUIT COURT | DANE COUNTY

University of Wisconsin Credit Union

Plaintiff,

vs.

The Estate of Joseph Zapf, Deceased and Epernay Unit Owners Association, Inc.

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 26-CV-001663 Branch 15

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 9, 2026 in the amount of $210,506.79 the Sheriff will sell the described premises at public auction as follows:

TIME:	December 22, 2026 at 10:00 a.m.
TERMS:	Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in certified funds, payable to the 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 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 liens and encumbrances.
PLACE:	Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI
DESCRIPTION:	Unit 608A, Epernay, a Condominium, in the City of Madison, Dane County, Wisconsin. Tax Parcel #251/070823118132
PROPERTY ADDRESS:	608 N Westfield Rd Apt A Madison, WI 53717-1264
DATED:	October 9, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.