

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

DANE COUNTY

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HEARTLAND CREDIT UNION  
5325 High Crossing Boulevard  
Madison, WI 53718-2301

Plaintiff,

v.

Case No.: 19-CV-3402  
Case Code: 30404  
(Foreclosure of Mortgage)

CHOCOLATERIAN LLC  
6637 University Ave  
Middleton, WI 53562-3021

LEANNE CORDISCO  
4161 Veith Avenue  
Madison, WI 53704

RUSSELL W. SCOTT  
6514 Mendota Avenue  
Middleton, WI 53562

EUNICE E. SCOTT  
6514 Mendota Avenue  
Middleton, WI 53562

and

DUANE BECKETT  
1709 Homberg Lane  
Madison, WI 53716

Defendants.

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**NOTICE OF SHERIFF SALE**

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PLEASE TAKE NOTICE that by virtue of an Order for Judgment and Judgment against Chocolaterian, LLC, Russell and Eunice Scott, and Duane Beckett (the "Foreclosure Judgment") entered on May 28, 2020, in the above-captioned matter, the undersigned Sheriff of Dane County, Wisconsin, will sell at public auction in Room 357 of the City County Building 210 Martin Luther King, Jr. Blvd. City of Madison, Dane County, WI on **July 28, 2020, at 10:00 a.m.** the real estate and mortgaged premises directed by the Foreclosure Judgment to be sold.

PLEASE TAKE FURTHER NOTICE that the property described in the Mortgage that was foreclosed, and which is identified in the Foreclosure Judgment is described as follows: Real property commonly known as 6637 University Avenue, Middleton, WI 53562 ("the Property"), and legally described as follows:

The Northwesternly 50 feet of Lot Six (6), Middleton Heights, in the City of Middleton, Dane County, Wisconsin.

AND

The Northwesternly 50 feet of Lot Fourteen (14), Block One (1), First Addition to Middleton Heights, in the City of Middleton, Dane County, Wisconsin.

Parcel Id Nos.:       255/0708-123-0566-9  
                              255/0708-123-0664-0.

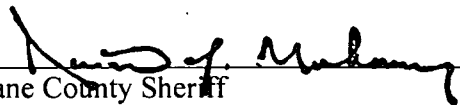
*(The rest of this page is intentionally left blank terms of sale and signatures to follow)*

**TERMS OF SALE:**

If the purchase at the above auction is a party or person other than the Plaintiff or its assignee, then the Sheriff shall require that a deposit of ten percent (10%) of the purchaser's bid be paid at the sale in cash, cashier's check or certified funds, payable to the "Dane County Sheriff's Department." Bidders not a party to this action are subject to the requirements of Wis. Stat. § 846.155. The Buyer of the Property is to pay any applicable Wisconsin Real Estate Transfer Tax in addition to the proceeds of the sale. The balance of the purchase price will be payable by cash, cashier's check, or certified funds within ten (10) days of confirmation of said sale. The Property is being sold "as is" and subject to all legal liens and encumbrances.

Dated this 22<sup>nd</sup> day of June, 2020.

DANE COUNTY SHERIFF'S DEPARTMENT

  
Dane County Sheriff

DOCUMENT DRAFT BY:  
QUARLES & BRADY LLP

*Electronically signed by Randy J. Pflum*

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