

STATE OF WISCONSIN    CIRCUIT COURT    SAUK COUNTY

---

Summit Credit Union

Plaintiff,

v.

Jacob J. Kufner, Unknown Spouse  
Secretary of Housing and Urban Development

Defendant.

Case No. 24CV242

Code No. 30404

---

NOTICE OF FORECLOSURE SALE

---

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on September 11, 2024 in the sum of \$49,076.51, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME:                      May 27, 2025 at 10:00 am

PLACE:                              On the front steps of the Courthouse, 515 Oak Street, Baraboo, WI 53913

TERMS OF SALE:                      A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money order, cashier's check or certified check made payable to the Sauk County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "as is" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

PROPERTY ADDRESS:                      324 Lynn Avenue, Baraboo, WI 53913

PIN:                                      206-1029-0000 and 206-0963-0000

LEGAL DESCRIPTION:                      Lot One (1) of Certified Survey Map No. 6686 recorded in the office of the Register of Deeds for Sauk County, Wisconsin, in Volume 40 of Certified Survey Maps on Page 6686, as Document No. 1170225; being a part of the Fractional NW 1/4 of the NE 1/4 and the Fractional NE 1/4 of the NW 1/4 of Section 2, Township 11 North, Range 6 East, in the City of Baraboo, Sauk County, Wisconsin.

Dated this 8<sup>th</sup> day of April, 2025

  
Sauk County Sheriff

Prepared by: Justin J. Bates, Esq.  
Bates Legal Group, LLC State Bar No. 1066128  
PO Box 1473 Wausau, WI 54402-1473  
715-843-5599

Bid Information can be found on [bateslegalgroup.com](https://bateslegalgroup.com)