STATE OF WISCONSIN   CIRCUIT COURT   SAUK COUNTY

Summit Credit Union

         Plaintiff

v.

Brian T. Rich
Unknown Spouse

         Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 25CV85
Code No. 30404

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on August 13, 2025, in the sum of $44,362.92, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: February 24, 2026 at 10:00 A.M.

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 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: S3998 County Road A, Baraboo, WI 53913

PIN: 012-0196-00000

LEGAL DESCRIPTION: The South 145 feet of the West 360 feet of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 12 North, Range 6 East, except any part thereof used for roadway purposes, in the Town of Fairfield, Sauk County, Wisconsin.

Dated: *January 6, 2026*

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

Sauk County Sheriff
Richard T. Meister

Bid Information can be found on bateslegalgroup.com