STATE OF WISCONSIN CIRCUIT COURT SAUK COUNTY

Westby Co-op Credit Union

Plaintiff

NOTICE OF FORECLOSURE SALE

v.

Case No. 24CV200 Code No. 30404

Robert D. Zimmerly, Unknown Spouse, Sauk County Treasurer, Sauk County Clerk of Court

Defendants.

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on July 30, 2024 in the sum of \$76,834.47, the Sheriff, or designees, will sell at public auction as follows:

DATE/TIME: March 11, 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 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: 433 Fourth Street, Baraboo, WI 53913

PIN: 206-0598-00000

lamary 21, 2025

LEGAL DESCRIPTION: Commencing at a point 4 rods west of the southwest corner of Block Eighteen (18), Peck's Addition to the Village (now City) of Baraboo, thence West 4 rods, thence North 8 rods, 7 1/2 feet, thence East 4 rods, thence South 8 rods, 7 1/2 feet to the place of beginning. (Being part of the West Half of the Southwest Quarter of Section 36, Township 12 North, Range 6 East.) Sauk County, Wisconsin.

County, wiscons

Dated:

Richard Meister Sauk County Sheriff

Prepared by: Justin J. Bates, Esq. Bates Legal Group, LLC State Ba

Bates Legal Group, LLC State Bar No. 1066128 PO Box 1473 Wausau, WI 54402-1473

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