

STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

LAKE RIDGE BANK,
Successor-by-merger to Monona Bank

Plaintiff,

v.

ORB PROPERTIES, LLC, et al.,

Defendants.

Case No.: 2025CV2308

Case Code: 30404

(Foreclosure of Mortgage)

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of and pursuant to a JUDGMENT OF FORECLOSURE entered in the above-entitled action on the 17th day of November, 2025, with an amount due to Plaintiff of \$1,497,231.61, the Sheriff will sell the described premises at public auction as follows:

DATE/TIME: February 24, 2026, at 10:00 a.m.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd.
Madison, WI.

TERMS OF SALE:

1. Pursuant to the Judgment, ten percent (10%) of the successful bid must be paid at the sale in the form of cash, cashier's check, or money order payable to the Dane County Clerk of Courts ("Clerk of Court"). 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 money order within ten (10) days after the date of confirmation of the sale or else the ten (10%) down payment is forfeited.
2. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.
3. Property is being sold in AS IS condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence.

PROPERTY DESCRIPTION:

Lot One (1) of Certified Survey Map No. 11658 recorded in the County Register of Deeds Office in Volume 71 of Certified Survey Maps, page 160163, as Document No. 4154642, in the City of Fitchburg, Dane County, Wisconsin

PROPERTY ADDRESS: 2655 Research Park Dr., Fitchburg, WI 53711

TAX PARCEL NOS.: 225/0609-161-0022-2

Dated: January 21, 2026



Sheriff of Dane County, Wisconsin

This instrument was drafted by:

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