

First Western Bank & Trust,

Plaintiff,

v.

Case No.: 24-CV-374

Cartwright Property Baraboo, LLC,
Cartwright Property LLC,

and

Marshall Gordon,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 24, 2025, in favor of First Western Bank & Trust, in the amount of \$1,180,657.23, the Sheriff will sell the described premises at public auction as follows:

TIME: October 14, 2025 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of court in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, specials assessments, liens and encumbrances. Upon confirmation of the court, the buyer is to pay all applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: At the front entrance of the Sauk County Courthouse, 515 Oak Street, Baraboo, Wisconsin, 53913.

DESCRIPTION: Lots Five (5) and Six (6) of Block twenty-five (25) City of Baraboo, formerly Adams, EXCEPT the forty-two (42) feet off the South end and EXCEPT forty-two (42) feet off the East side of Lot Five (5).

Also described as:

The North 90 feet of Lot 6, Block 25, in the City of Baraboo, formerly Adams, and the North 90 feet of the West 24 feet of Lot 5, Block 25, in the City of Baraboo, formerly Adams, Sauk County, Wisconsin..

Tax Key No.: 1459-00000

Property Address: 516 Ash Street, Baraboo, Wisconsin

Dated this 26th day of August, 2025.

A handwritten signature in black ink, appearing to read "R Meister", written over a horizontal line.

Richard Meister, Sauk County Sheriff

Benson Law Office, Ltd.
Attorneys for Plaintiff
P.O. Box 370, Siren, WI 54872
(715) 349-5215