

First Western Bank & Trust,

Plaintiff,

v.

Case No.: 24-CV-267

Cartwright Property Wyocena, 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 September 11, 2025, in the amount of \$1,180,657.23, the Sheriff will sell the described premises at public auction as follows:

TIME: April 13, 2026 at 11:00 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 Columbia County Courthouse, 400 DeWitt Street, Portage, Wisconsin, 53901.

Property Description: Lot 1 and the East 30 feet of Lot 2 Block 12, Plat of the Village of Wyocena, located in the Northeast 1/4 of Section 21, Township 12 North, Range 10 East, Columbia County, Wisconsin and being more particularly described as Lot 1 of Columbia County Certified Survey No. 1097 recorded May 7, 1987 in the office of the Register of Deeds of Columbia County, Wisconsin in Volume 5, Page 89 as Document No. 458192, as follows:

Commencing at the center of said Section 21; thence N 0° 11' 31" W 1445.92 feet along the north-south 1/4 line; thence East 1366.55 feet to the northwest corner of Lot 4, Block 12; thence S 81° 57' 27" E 168.00 feet along the northerly line of Block 12 to the point of beginning; thence continue S 81° 57' 27" E 96.00 feet, thence S 7° 43' 33" W 124.75 feet N 81° 57' 27" W 96.00 feet; thence N 7° 43' 33" E 124.75 feet to the point of beginning.

Tax Key No.: 40.A

Property Address: 123 South Washington Street, Wyocena, Wisconsin.

Dated this 11th day of February, 2026.



Roger L. Brandner
Roger L. Brandner, Columbia County Sheriff

Benson Law Office, Ltd.
Attorneys for Plaintiff
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