

Associated Bank, N.A.

Plaintiff,

Case No. 2024CV000098

v.

Deborah Labansky, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 24, 2024 in the amount of \$125,066.04, I will sell at public auction, located on the front steps of the Courthouse, 515 Oak Street, Baraboo, WI 53913, on

**April 8, 2025**

At 10:00 AM, all of the following described premises, to wit:


PART OF ASSESSOR'S LOT 273, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING IN CENTER OF PRESTON AVENUE 32 RODS SOUTH FROM A POINT 20 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION NINE (9), TOWNSHIP TWELVE (12) NORTH OF RANGE FOUR (4) EAST, THENCE EAST 20 RODS, THENCE SOUTH 8 RODS, THENCE WEST 20 RODS, THENCE NORTH 8 RODS ALONG THE CENTER OF PRESTON AVENUE TO THE POINT OF BEGINNING, EXCEPT COMMENCING IN CENTER OF PRESTON AVENUE 32 RODS SOUTH FROM A POINT 20 RODS EAST OF THE NORTHWEST CORNER OF SW1/4 SE1/4 OF SAID SECTION 9, THENCE EAST 133 FEET, THENCE SOUTH 8 RODS, THENCE WEST 133 FEET TO CENTER OF PRESTON AVENUE, THENCE NORTH ALONG CENTER OF PRESTON AVENUE TO THE POINT OF BEGINNING.

Street Address: 534 Babb Avenue, Reedsburg, WI 53959  
Tax Key No. 276-1871-00000

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on February 24, 2025

  
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Sheriff of Sauk County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-00228

**NOTE: This law firm is a debt collector.**