

STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

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THE BANK OF NEW GLARUS,
Plaintiff,

Case No. 25-CV-3587

vs.

Code: 30404 Foreclosure

GROOVY WOOD STUDIOS, LLC,
IN10CITY MADISON LLC,
STEVEN B. PAULET,
RACHEL L. BAUER,
and
THE DANIEL L. NEWCOMER AND KAREN L.
NEWCOMER REVOCABLE LIVING TRUST,
Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of and pursuant to a Judgment of Foreclosure signed and file in the above entitled action on May 5, 2026 in the principal amount of \$690,531.79, I will sell at public auction in Room 354 of the City-County Building, 210 Martin Luther King, Jr. Blvd., Madison, Wisconsin 53703:

Tuesday, September 8, 2026

10:00 a.m.

all of the following described mortgaged premises located in the City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Building No. 1 in Sherman Terrace Condominium Homes (also appearing on record as Unit 1 in Sherman Terrace Condominium Homes), together with said unit's undivided appurtenant interest in the common elements, and the exclusive use of the limited common elements appurtenant to said unit, in the City of Madison, Dane County, Wisconsin, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Sherman Terrace Condominium Homes" recorded on October 15, 1976, in the Office of the Register of Deeds for Dane County, Wisconsin, as Document No. 1491299, and by a Condominium Plat therefor, and any amendments thereto.

Parcel Identification No. 251/0709-124-1301-3

Property Address: 1 Sherman Terrace, Madison, WI 53704

TERMS OF SALE: 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 Dane County Clerk of Courts (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 certified funds no later than ten (10) days after the court's confirmation of the sale or else the down payment is forfeited to the parties that would be entitled to the proceeds of the sale as ordered by the court. The property is sold "as is" and subject to all liens and encumbrances. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155.

DATED at Madison, Wisconsin this 5 day of August, 2026.



Kalvin D. Barrett, Sheriff
Dane County, Wisconsin

Prepared by:

Attorney Brock A. Bruehlman
WI State Bar No. 1131754
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