

STATE OF WISCONSIN

CIRCUIT COURT

ONEIDA COUNTY

JEFFREY KUCZMARSKI
and ELISE SKUBAL,

Plaintiffs,

vs.

Case No. 2020-CV-36
Case Code 30405

ERIN KUCZMARSKI
and HOLLY L. HARPER SPECIAL
NEEDS TRUST,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Partition entered in the above-entitled action on February 10, 2022, I will sell at public auction at the Main Entrance of the Oneida County Courthouse, 1 S. Oneida Avenue, in the City of Rhinelander, Oneida County, on

JULY 17, 2024

at 10:00 o'clock A.M., all of the following described real estate, to-wit:

Tax Parcel Number CR-276-1 as shown on Eagle Landmark Surveying, Inc.'s Drawing No. E 3946 and described as follows:

A piece or parcel of land in Government Lot 6, Section 21, Township 36 North of Range 8 East, described as follows:

Commencing at the Northeast corner of said Government Lot 6, Section 21, Township 36 North, Range 8 East and the shore of Lake Emma; thence West along the North line of said Government Lot a distance of 1555 feet; thence South at right angles a distance of 362 feet; thence Northeasterly to the shore of said Lake Emma; thence Northerly along the shore of said Lake Emma a distance of 150 feet to the point of beginning.

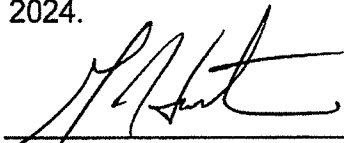
Being in the Town of Crescent, Oneida County, Wisconsin.

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 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 10% down payment is forfeited to the Plaintiff. The property is sold "as is" and is subject to all liens and encumbrances.

MINIMUM OPENING BID PRICE: \$150,000.00

The above property is located at 6674 Holly Drive, Town of Crescent, Oneida County, Wisconsin.

Dated this 3 day of June, 2024.



Grady Hartman, Sheriff
Oneida County, Wisconsin

HOULIHAN LAW FIRM, S.C.
Attorneys for Plaintiff
P.O. Box 630
Minocqua, WI 54548
715-356-1422