

**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.**

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**NOTICE OF SHERIFF'S SALE**

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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-275-1 as shown on Eagle Landmark Surveying, Inc.'s Drawing No. E 3946 and described as follows:

All that portion of Government Lot 5, Section 21, Township 36 North, Range 8 East, lying East of Holly Creek and South of a Town Road (Holly Drive) as laid out and travelled as of January 1, 1962, and EXCEPTING from the above lands the metes and bounds lake frontage properties described in Vol. 225 Deeds, page 25, Oneida County Records. ALSO EXCEPTING that part conveyed in Vol. 363 Deeds, page 460, Document No. 264486.

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

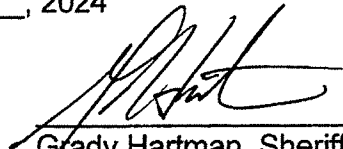
The subject property shall include any encroachments on the subject property at the time of the sale.

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: \$375,000.00

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

Dated this 3 day of June, 2024

  
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Grady Hartman, Sheriff  
Oneida County, Wisconsin

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