

STATE OF WISCONSIN:

CIRCUIT COURT:

GREEN LAKE COUNTY

LLACG Community Investment Fund,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2024CV000114

vs.

Estate of Sharon R. Zavada,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 3, 2025, in the amount of \$195,429.66, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

July 15, 2025 at 11:00AM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Green Lake County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

in the lobby of the Government Center, 571 County Road A Green Lake, WI 54941

Property description:

All that part of the SE 1/4 of the SW 1/4 and SW 1/4 of the SW 1/4 of Section 11, T16N, R11E, Town of St. Marie, Green Lake County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Section 11, thence S 89° 29' 52" E along the South line thereof 1045.74 feet to the point of beginning of the parcel to be described; thence continuing S 89° 29' 52" E along aforesaid line 350.00 feet; thence N 0° 03' E 936.47 feet; thence N 89° 35' 18" W along the southerly line of a private roadway easement 350.00 feet; thence S 0° 03' W 935.92 feet to the point of beginning and being subject to and having the rights of easements and restrictions of record.

Together with easement for ingress and egress to the above described parcel of land, described as follows:

All that part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 11, T16N, R11E, Town of St. Marie, Green Lake County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Section 11 ; thence N 0° 03' E along the West line there of 270.61 feet to the point of beginning of the lands to be described; thence continuing N 0°

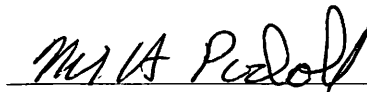
03' E 358.00 feet; thence N 61° 20' E 763.06 feet; thence S 89° 35' 18" E 692.76 feet; thence N 35° 41' E 22.06 feet; thence S 54° 19' E along the southwesterly line of sth "73" a distance of 66.00 feet; thence S 35° 41' W 56.22 feet; thence N 89° 35' 18" W 709.81 feet; thence S 61° 20' W 706.84 feet; thence S 0° 03' W 260.00 feet; thence southeasterly, southwesterly and Northwesterly 276.74 feet along the arc of a 60 foot radius cul-de-sac having a chord which bears S 47° 55' W 58.99 feet to the point of beginning containing 2.936 acres of land more or less and being subject to and having the rights of easements and restrictions of record.

Tax Key No: 018-00570-0500

Property Address: W5681 Oak Lane, Princeton, WI 54968

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 17th day June, 2025



Green Lake County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.