

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 5

LA CROSSE COUNTY

CADLES OF GRASSY MEADOWS II, L.L.C.,

Plaintiff,

v.

JOAN KATHLEEN BERZINSKI,

Case No.: 2023-CV-85

BRYAN BERZINSKI,

and

STATE OF WISCONSIN
DEPARTMENT OF REVENUE,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 7, 2023 the Sheriff of La Crosse County or Designee will sell the described premises at public auction as follows:

TIME: April 8, 2025 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in 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 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 subject to all liens and encumbrances.

PLACE: Center hallway of the Courthouse and Law Enforcement Center
333 Vine Street
La Crosse, WI 54601

DESCRIPTION:

Parcel A: That part of the SE ¼ of the NE ¼ of Section 27, Township 17 North of Range 7 West, Town of Onalaska, La Crosse County, Wisconsin, lying Southerly of the Southerly right-of-way line of County Road S, described as follows: Commencing at the Southeast corner of said SE ¼ of the NE ¼; thence North along the East line thereof 330 feet to the point of beginning of this description: Thence North 84°45'20" West 336.03 feet; thence North 15°35' East 226.44 feet to the Southerly right-of-way line of County Road S; thence along said Southerly right-of-way line on the arc of a 217.69 foot radius curve, concave to the North, the chord of which bears North 52°42'50" East and measures 109.59 feet; thence continuing along said right-of-way line North 35°39'50" East 320.06 feet to the East line of said SE ¼ of the NE ¼; thence South along said East line 575.25 feet to the point of beginning.

Parcel B: Part of the SE ¼ of the NE ¼ of Section 27, Township 17 North, Range 7 West, Town of Onalaska, La Crosse County, Wisconsin, described as follows: Commencing at the East Quarter Corner of Section 27, Township 17 North, Range 7 West; Thence N00°49'52"E, 330.00 feet along the east line of the SE ¼ of the NE ¼ of said Section 27; Thence N89°29'00"W, 165.00 feet along the north line of the south 330 feet of the SE ¼ of the NE ¼ of said Section 27, to the point of beginning of this description; Thence S00°31'00"W, 40.00 feet; Thence N89°29'00"W, 165.00 feet; Thence N00°31'00"E, 40.00 feet, to a point on the north line of the south 330 feet of the SE ¼ of the NE ¼ of Section 27, Township 17 North, Range 7 West; Thence S89°29'00"E, 165.00 feet along said north line, to the point of beginning of this description.

TAX PARCEL NUMBER: 10-00704-0001

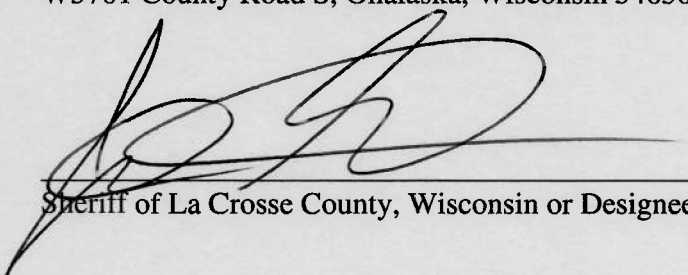
ADDRESS PER TAX ROLL: W5701 County Road S,
Onalaska, Wisconsin 54650

PROPERTY ADDRESS:

W5701 County Road S, Onalaska, Wisconsin 54650

DATED:

3/10/25



Sheriff of La Crosse County, Wisconsin or Designee

Attorneys for Plaintiff:

Fuhrman & Dodge, S.C.

Attorneys for Plaintiff

6405 Century Ave., Suite 101

Middleton, WI 53562

(608)327-4200

Fuhrman & Dodge, S.C. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.