

ASSOCIATED BANK, N.A.
Plaintiff,

vs.

ESTATE OF JAMES R. OLSON
Defendants.

Case No. 25-CV-34
Hon. Jeffrey R. Wisnicky
Br. 1

COPY

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on July 28, 2025, in the amount of \$82,812.31, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: December 2, 2025 at 10:00 a.m.

PLACE: in the main lobby of the Kewaunee County Courthouse, 613 Dodge Street, Kewaunee, WI 54216

DESCRIPTION: The land referred to in this instrument, situated in the City of Luxemburg, County of Kewaunee, State of Wisconsin, is described as follows:

A parcel of land located in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), Section Three (3), Township Twenty-three (23) North, Range Twenty-three (23) East, Town of Montpelier, Kewaunee County, Wisconsin, described as follows:

Beginning at the Northwest (NW) corner of said Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼); thence South 405 feet; thence East 161 feet; thence North 195 feet; thence Northeasterly 65 feet; thence Northwesterly 150 feet; thence West 162 feet to the point of beginning.

AND

A parcel of land located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), Section Three (3), Township Twenty-three (23) North, Range Twenty-three (23) East, Town of Montpelier, Kewaunee County, Wisconsin, described as follows:

Beginning at the Northeast (NE) corner of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); running thence West 20 feet; thence South 422 ½ feet; thence East 20 feet; thence North 422 ½ feet to the point of beginning.

Tax Key: 014-00003-0520

PROPERTY ADDRESS: N4699 Cty Rd AB, Luxemburg, WI 54217

TERMS: Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:
Weld Riley, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234
legal@weldriley.com

Sheriff Matt Joski
or Designee _____
(please print or type name)
Kewaunee County, Wisconsin