

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

MARK S. KAPSOS,

CASE NO. 13-CV-2438

Plaintiff,

vs.

KAREN A. STRZYKALSKI, et al,

NOTICE OF SHERIFF'S SALE

Defendants.

2015 OCT 23 PM 2:02  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

By virtue of an Order for Judgment and Interlocutory Judgment of Sale entered in the above entitled action on July 22, 2015 (the "Judgment"), I will sell at public auction in the main lobby of the Waukesha County Sheriff's Department/Justice Center, Door #8 (new building behind Courthouse), 515 W. Moreland Boulevard, City of Waukesha, County of Waukesha, State of Wisconsin on **December 2, 2015**, at 10:00 AM, in accordance with the terms of the Judgment all of the following described premises, to wit:

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 36, T5N, R17E, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE CENTER OF SECTION 36, THENCE WEST 274.50 FEET, THENCE N 80° 26' W, 1368.00 FEET TO THE PLACE OF BEGINNING; THENCE N 13° 09' W, 237.09 FEET; THENCE N 11° 20' W, 114.90 FEET; THENCE N 58° 12' W, 35.40 FEET; THENCE S 8° 33' W, 104.60 FEET; THENCE S 40° 58' 101.00 FEET; THENCE S 11° 21' E, 190.53 FEET; THENCE N 76° 28' E, 18.65 FEET TO THE PLACE OF BEGINNING (A/K/A SOUTH ISLAND).

ALSO, PART OF THE NORTHWEST ¼ OF SECTION 36, T5N, R17E, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING SOUTH 458.62 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 36; THENCE S 37° 36' W, 48.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 37° 36' W, 126.36 FEET; THENCE N 34° 09' W, 196.02 FEET; THENCE N 64° 45' E, 58.14 FEET; THENCE N 45° 06' E, 63.68 FEET; THENCE S 34° 09' E, 159.34 FEET TO THE PLACE OF BEGINNING.

Tax Key No. EGLT 1870.976  
Address: W348 S10675 South Isle, Eagle, WI 53119

TERMS OF SALE: Cash, money order, bank cashier's check, or certified check **due in full at time of sale**. Parties to the action may credit bid their respective interests as provided for in the Judgment, a copy of which may be obtained by contacting counsel for the Plaintiff, whose information appears below.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence. The winning bidder is responsible for paying the real estate transfer fee in accordance with Section 77.22 of the Wisconsin Statutes.

Dated this 23<sup>rd</sup> day of October, 2015, at Waukesha, Wisconsin.

**Eric Severson**

Eric Severson  
SHERIFF OF WAUKESHA COUNTY, WI

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