

GITSIT Solutions LLC

Plaintiff,  
vs.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000101

The Estate of Richard Anthony Kass, Deceased

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 1, 2023 in the amount of \$226,776.59 the Sheriff will sell the described premises at public auction as follows:

TIME: May 4, 2023 at 2:00 p.m.

TERMS: Pursuant to said judgment, 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 clerk of courts requires any down payment in excess of \$20,000 must be provided to them via cashier's check. 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. **MINIMUM BIDDER QUALIFICATIONS:** No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: Courthouse Annex Addition, Main Public Entrance, 330 Court St, Eagle River, WI

DESCRIPTION: See Attached Legal Description

PROPERTY ADDRESS: 3781 E Buckatabon Rd Conover, WI 54519-9235

DATED: March 2, 2023

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. 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.

Legal Description:

A PARCEL OF LAND IN PART OF THE SOUTH EAST 1/4 OR THE SOUTH EAST 1/4, SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST, CONOVER TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, MARKED BY A PK NAIL IN THE PAVEMENT OF EAST BUCKATABON ROAD; THENCE NORTH 88 DEGREES 36 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 33.00 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF EAST BUCKATABON ROAD; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1037.51 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING. THENCE NORTH 88 DEGREES 32 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 343.03 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 251.87 FEET TO AN IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF RUSH ROAD; THENCE SOUTH 89 DEGREES 19 MINUTES 15 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 343.00 FEET TO AN IRON PIPE ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 256.54 FEET TO THE PLACE OF BEGINNING. A 1/6TH INTEREST IN THE PRIVATE ACCESS PARCEL MAP NO. 9742: A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST, CONOVER TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, MARKED BY A PK NAIL IN THE PAVEMENT OF EAST BUCKATABON ROAD; THENCE NORTH 88 DEGREES 36 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1067.21 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 24 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 249.75 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN VOLUME 132 RECORDS, PAGE 562; THENCE NORTH 88 DEGREES 34 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 307.64 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING. THENCE CONTINUING ALONG THE SAID NORTH LINE NORTH 88 DEGREES 34 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 244.29 FEET TO AN IRON PIPE NEAR THE EASTERLY SHORE OF LOWER BUCKATABON LAKE; THENCE MEANDERING ALONG THE SHORE NORTH 38 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 221.38 FEET TO AN IRON PIPE; THENCE LEAVING SAID SHORE NORTH 40 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN VOLUME 222 RECORDS, PAGE 77 FOR A DISTANCE OF 249.01 FEET TO AN IRON PIPE; THENCE SOUTH 79 DEGREES 14 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 90.49 FEET TO AN IRON PIPE; THENCE SOUTH 22 DEGREES 47 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 339.85 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 25 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO AN EASEMENT 20 FEET IN WIDTH FOR INGRESS AND EGRESS OVER THE EXISTING ROAD WHICH IS LOCATED ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND EXTENDS IN THE EASTERLY DIRECTION TO EAST BUCKATABON ROAD AS DESCRIBED AND RECORDED IN VOL. 222 RECORDS, ON PAGE 77.