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PEOPLES STATE BANK

Plaintiff,

vs.

Case No. 23-CV-98  
Hon. Michael W. Schiek  
Br. 1

JOHN P. KARLEN  
JENNIFER L. KARLEN  
STATE OF WISCONSIN DEPARTMENT OF  
WORKFORCE DEVELOPMENT

Defendants.

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NOTICE OF FORECLOSURE SALE

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PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on June 5, 2024, in the amount of \$368,034.15, the Sheriff or his Designee will sell the described premises at public auction as follows:

**TIME:** December 18, 2024 at 10:00 a.m.

**PLACE:** in the lobby of the Oneida County Courthouse, 1 South Oneida Avenue, Rhinelander, WI 54501

**DESCRIPTION:** Lot 1 of Certified Survey Map prepared by Devon Vanden Heuvel, surveyor of part of Government Lot 1, Section 26, Township 36 North, Range 7 East recorded on March 8, 1996 in Volume 7 of Survey Maps on Page 1817 - 1817B.  
Together with a non-exclusive easement over a 66 foot wide private road as shown on said Certified Survey Map.  
Being in Oneida County, Wisconsin.  
Tax Key: WB-381-6

**PROPERTY ADDRESS:** 7624 Red Fox Run, Rhinelander, WI 54501

**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:  
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Sheriff Grady M. Hartman  
or Designee \_\_\_\_\_  
(please print or type name)  
Oneida County, Wisconsin