

STATE OF WISCONSIN

CIRCUIT COURT

ONEIDA COUNTY

LANDMARK CREDIT UNION,

Plaintiff,

v.

**NOTICE OF FORECLOSURE SALE**

Case No: 24-CV-000136

ROBERT C. VOELL, et al.,

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 21, 2024, in the amount of \$86,894.42, the Sheriff will sell the described premises at public auction as follows:

**DATE: June 4, 2025**

**TIME: 10:00 a.m.**

**PLACE: Front Lobby of Oneida County Courthouse  
One S. Oneida Av., Rhinelander**

**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 Oneida Co. 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 (10) 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 real estate taxes, liens and encumbrances.

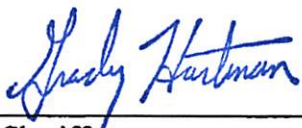
**NOTICE TO THIRD-PARTY BIDDERS:** Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: That part of the SE ¼ of the SE ¼, Section 21, Township 39 North, Range 11 East, described as follows: Commencing at the Southwest corner of said SE ¼ of the SE ¼ to an iron pipe, the place of beginning. Thence N 1°39'15" E 1305.84 feet along the West line of said SE ¼ of the SE ¼ to an iron pipe marking the Northwest corner at said SE ¼ of the SE ¼; thence S 88°44'45" E, 302.02 feet along the North line of said SE ¼ of the SE ¼ to an iron pipe, thence S 1°25'51" W 1303.14 feet to an iron pipe on the South line of said SE ¼ of the SE ¼ and also the North right of way line of the Town Road; thence N 89°16'49" W, 307.14 feet along said right of way line to the place of beginning.

PROPERTY ADDRESS: 1064 Reed Road, Three Lakes, WI 54562

Dated: May 1, 2025.



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Grady Hartman, Sheriff  
Oneida County, Wisconsin

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