

**STATE OF WISCONSIN                      CIRCUIT COURT                      DOOR COUNTY**

AVID ARTNICK, LLC

Plaintiff,

vs.

CAROL A. GRESKO-LYONS

9928 Water Street  
Ephraim, WI 54211,

Defendants.

Case No.: 21-CV-48  
Case Code: 30404,30301

**NOTICE OF SHERIFF'S SALE**

**PLEASE TAKE NOTICE**, that by virtue of a Judgment of Foreclosure and Sale entered in the above-entitled action on the 25<sup>th</sup> day of July, 2021 in the amount of \$113,196.96, the undersigned Sheriff of Door County, Sturgeon Bay, Wisconsin, will sell at public auction the premises legally described below.

**DATE/TIME: April 5, 2023 at 10:00 AM**

**TERMS:** 1. Cash, 10% down with bid and balance at hearing on Confirmation of Sale. Both payments by Cashier's Check or Certified Check. Buyers to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

2. All subject to accrued and accruing real estate taxes and special assessments and tax and utility liens of record.

3. All further subject to existing highways, recorded easements and recorded restrictions, if any.

4. The property will be sold in "as is" condition.

**PLACE:** Door County Justice Center, in the Main Lobby, 1201 South Duluth Avenue, in the City of Sturgeon Bay, Door County, Wisconsin

**DESCRIPTION/PARCEL #/PROPERTY ADDRESS:**

A tract of land including Lot Four (4) of Certified Survey Map No. 174 recorded in Vol. 1 Certified Survey Maps, Page 312 as Doc. No. 390959.

AND

That portion of the Northeast Quarter of the Southeast Quarter (NE 1/4 of the SE 1/4) of Section Twelve (12), Township Thirty-one (31) North, Range Twenty-seven (27) East, all in the Village of Ephraim, Door County, Wisconsin, together fully described as follows:

Beginning at the Southerly most point of Lot 4 of Certified Survey Map No. 174, recorded at Vol. 1 of Certified Survey Maps, Page 312, as Doc. No. 390959 marked by a 1 1/4" iron pipe; thence North along the East line of said Lot 4, 77.58 feet to a 1 1/4" iron pipe; thence West along said Lot 4, 12 feet to a 1 1/4" iron pipe; thence North 04 deg. 01 min. 14 sec. West along the East line of said Lot 4, 171.15 feet to a 1 1/4" iron pipe on the Southeasterly right of way of State Trunk Highway 42; thence continue North along said East line of Lot 4, 47.18 feet to the center of said State Trunk Highway 42; thence South 44 deg. 22 min. 21 sec. West along said center 256.33 feet; thence South 44 deg. 50 min. 00 sec. East 288.29 feet to the West line of Lot Three (3) of the aforesaid Certified Survey Map thence North along said Westerly line 92.11 feet to the place of beginning. Tax Parcel No. 121-01-12312741H1

Property Address: 10426 Water Street, Ephraim, WI 54211  
(incorrectly listed as 10246 Water Street in the judgment)

Dated this 16<sup>th</sup> day of February, 2023.

*/s/ Tammy A. Sternard*

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Tammy A. Sternard  
Sheriff of Door County

Attorneys for Plaintiff:  
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