

STATE OF WISCONSIN

CIRCUIT COURT

WINNEBAGO COUNTY

Bristlecone VI, LLC,

Plaintiff,

v.

2024CV000738

Case Classification: Foreclosure of Mortgage

Case Code: 30301, 30404

457 W. 12th Avenue LLC,

Bradley J. Hunter,

Christopher M. Hunter,

and City of Oshkosh,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 27, 2025, in the amount of \$619,924.45, the Sheriff will sell the described premises at public auction as follows:

DATE/TIME: Tuesday, August 5, 2025 at 9:00 a.m.

TERMS:

1. 10% down in cash, money order or certified check payable to the Clerk of Courts at the time of sale; balance due within 10 days of confirmation of sale to be paid in cash, cashier's check or certified funds; failure to pay balance due will result in forfeit to plaintiff of the 10% down payment.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Properties are not available for viewing.
4. Buyer to pay applicable Wisconsin Real Estate Transfer Fee under Wis. Stats. Sec. 77.27, all costs of recording the deed and any other document required for the Register of Deeds to

record the deed, and all costs of sale within 10 days of confirmation of sheriff's sale.

5. Each of the six Premises (as defined below) will be separately offered for sale and the Sheriff will accept bids for the individual sale of each separately, and following that as an alternative method of sale, all of the six Premises will be offered for sale as one sale block offered to one high bidder; whichever of these two methods of sale which brings the greatest aggregate price shall be the sale method utilized for the sale or sales by the Sheriff.

PLACE: Front lobby at Winnebago County Courthouse, 415 Jackson Street, Oshkosh, Wisconsin.

PREMISES 1:

LOT 1 OF BLOCK 86, IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, AND NO IN THE NINTH WARD OF SAID CITY.

Parcel No.: 909-0678

Property Address: 1204 Michigan Street & 457 W. 12th Avenue, Oshkosh, WI 54902

PREMISES 2:

THE NORTH 165 FEET OF THE SOUTH 495 FEET OF THE WEST 340 FEET OF THE SOUTH WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, OF RANGE 16 EAST, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DOCUMENT NO. 751800. THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, OF RANGE 16 EAST, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THE 3 FOLLOWING DESCRIBED TRACTS OF LAND:

1. THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DOCUMENT NO. 751800.
2. THAT PORTION THEREOF HERETOFORE CONVEYED TO THE CITY OF OSHKOSH BY DEED RECORDED IN DOCUMENT NO. 1654214.

3. THE EAST 33 FEET THEREOF HERETOFORE CONVEYED FOR STREET PURPOSES. THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, OF RANGE 16 EAST, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THE 3 FOLLOWING DESCRIBED TRACTS OF LAND:

1. THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DOCUMENT NO. 751800.
2. THAT PORTION THEREOF HERE FORE CONVEYED TO THE CITY OF OSHKOSH BY DEED RECORDED IN DOCUMENT NO. 1654214.
3. THE EAST 33 FEET THEREOF HERETOFORE CONVEYED FOR STREET PURPOSES.

Parcel Nos.: 018-0205, 018-0206, 018-0207

Property Address: 2504, 2520 & 2562 Jackson St., Oshkosh, WI 54901

PREMISES 3:

THE NORTH 75 FEET OF LOTS 11 AND 12 OF BLOCK 69, IN PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, AND NOW IN THE NINTH WARD OF SAID CITY.

Parcel No.: 909-0372-01

Property Address: 1103 Minnesota Street, Oshkosh, WI 54902

PREMISES 4:

LOT 16, OF BLOCK 63, IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE NINTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Parcel No.: 909-0241

Property Address: 342 W. 6th Avenue, Oshkosh, WI 54902

PREMISES 5:

The West 60 feet, front and rear, of the East 180 feet, front and rear, of Lot 9, Block 6, in Rounds' Addition to Menasha, in the Fourth Ward, City of Menasha, Winnebago County, Wisconsin.

Parcel No.: 704-0305

Property Address:
638 Eighth St., Menasha, WI 54952

PREMISES 6:

LOT 6, BLOCK "G", SECOND ADDITION, IN THE SECOND WARD, CITY
OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

Parcel No.: 902-0193

Property Address: 620 Otter Avenue, Oshkosh, WI 54901



John F. Matz
Sheriff of Winnebago County, WI

CARLSON DASH, LLC
Attorneys for Plaintiff
Morgan I. Marcus / State Bar No. 1136118
Jerome D. Krings / State Bar No. 1015335
10411 Corporate Drive, Suite 100
Pleasant Prairie, WI 53158
Phone: (262) 857-1600
Email: mmarcus@carlsondash.com
Email: jkrings@carlsondash.com