STATE OF WISCONSIN : CIRCUIT COURT : BROWN COUNTY

838 SOUTH FISK HOLDCO, LLC,

Plaintiff,

v. Case No. 25CV1343

LEGACY CARE PARTNERS, LLC,
BRIAN K. MCDONALD,
DANIEL C. LENDMAN a/k/a DAN LENDMAN,
KEVIN L. MADSON,
JOHN J. SEPNAFSKI, and
PAUL ZAPATKA.,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 24, 2026, in the amount of $337,575.11, with interest accruing at the rate of 82.07 per day, the Sheriff, or a designee, will sell the described premises at public auction as follows:

TIME: November 25, 2026, at 10:00 a.m.

TERMS: The property is sold "as is" and subject to all liens and encumbrances. Ten percent down in cash or certified funds at the time of sale made payable to the Brown County Sheriff's Department; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeiture of deposit. Buyer to pay appliable Wisconsin Real Estate Transfer Tax from the proceeds of the sale upon confirmation by the Court. Buyer must comply with the minimum bidder qualifications set forth in Wis. Stat. § 846.155.

PLACE: Sheriff's Office Target Room at 2684 Development Drive, Green Bay, WI 54311

PROPERTY DESCRIPTION:

Parcel "C", Vol. 1 Certified Survey Maps, Page 613, Map No. 335, as Doc. No. 625657; said Map being part of Lot Twenty-nine (29), according to the recorded Plat of C.L.A. Tank's Subdivision of Private Claims 2 through 9, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin.

Commonly known as: 838 S. Fisk Street, Green Bay, WI 54304
Tax Parcel Address: 6-169-A

TAX PARCEL NO.: 6-169-A

PROPERTY ADDRESS: 838 S. Fisk Street, Green Bay, WI 54304

Dated this 6th day of Oct, 2026.

/s/

John Rousseau, Chief Deputy

Submitted by:

Nicholas Hahn
State Bar No. 1085675
Godfrey & Kahn, S.C.
100 W. Lawrence Street, Suite 422
Appleton, WI 54911
(920) 830-2800
nhahn@gklaw.com

Godfrey & Kahn, S.C. is attempting to collect a debt and any information obtained will be used for that purpose.

39165311.1