

BMO Harris Bank, N.A. as successor to M&I Marshall & Ilsley Bank,

Plaintiff,

vs.

Case No. 14-CV-133

Estate of Nancy J. Schmeling,

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 5, 2014, I will sell at public auction in the Vilas County Courthouse, located at 330 Court Street, Eagle River, WI 54521, on

March 12, 2015

at 2:00 p.m., all of the following described premises, to wit:

A parcel of land in Government Lot 1, Section 5, Township 40 North, Range 9 East of the Fourth Principal Meridian, Cloverland Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at a concrete monument on the North shore of Pickerel Lake, said concrete marks the Southwest corner of Government Lot 1; thence North 23° 38' East along the West line of Government Lot 1, 417.60 feet; thence South 47° 30' East, 237.90 feet to an iron pipe, near the shore of Pickerel Lake; thence South 74° 09' East, 100.00 feet to an iron pipe and the place of beginning; thence South 63° 36' East, 100.00 feet to an iron pipe near the shore of Pickerel Lake; thence North 60° 42' East a distance of 146.20 feet to an iron pipe; thence North 69° 30' East, 154.50 feet to an iron pipe on the Southerly and Westerly right of way line of the Town road; thence North 12 degrees 34' East along the right-of-way line of the Town Road a distance of 55.00 feet; thence North 19° 01' West along the right of way line of the Town road a distance of 186.70 feet to an iron pipe; thence South 45° 07' West a distance of 441.40 feet to the place of beginning. Including all riparian rights to the lake shore. Together with the right to use as a footpath for ingress and egress to and from the Town road and the former resort beach area on Pickerel Lake, a ten foot strip of land located as follows: Commencing at a concrete monument on the North shore of Pickerel Lake, said concrete monument marks the Southwest corner of Government Lot 1; thence North 23° 38' East along the West line of Government Lot 1, 417.60 feet; thence South 47° 30' East, 237.90 feet to an iron pipe near the shore of Pickerel Lake; thence North 36° 23' East, 328.50 feet; thence North 65° 49' East, 203.10 feet to a point on the South right of way line of the Town road and the point of beginning of this description. The following line marks the Southeastern boundary of the 10.00 foot easement, with all of the foot path lying to the Northwest of this line, from the point of beginning, South 65° 49' West, 203.10 feet to an iron pipe; thence continuing South 36° 23' West to the intersection of an existing old road. From this point the foot path easement will follow the existing roadway directly to the beach area. Owner of said easement premises may relocate said ten foot wide easement strip providing new location continues to provide access to beach.

Tax Key No. G1-4 (Cpu no. 006-84)

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH or CASHIER'S CHECK (10% downpayment at sale, balance due within ten (10) days of Court approval).

DATED at Eagle River, Wisconsin, on January \_\_, 2015. ...

Sheriff of Vilas County, Wisconsin

BASS & MOGLOWSKY, S.C., Attorneys for Plaintiff

The above property is located at 3010 Pickerel Lake Road, Eagle River, WI 54521.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.