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BMO HARRIS BANK N.A. f/k/a  
HARRIS N.A., successor by merger to M&I  
MARSHALL & ILSLEY BANK, successor by merger  
to M&I BANK OF EAGLE RIVER,

Plaintiff,

Case No. 14CV48  
Case Code: 30404  
Mortgage Foreclosure

v.

DAVID W. STEVENS a/k/a DAVID STEVENS,  
DEBRA G. STEVENS a/k/a DEBRA STEVENS f/k/a  
DEBRA G. ZDROIK,  
JOHN DOE TENANT(S), unknown tenant(s) of  
DAVID W. STEVENS a/k/a DAVID STEVENS and/or  
DEBRA G. STEVENS a/k/a DEBRA STEVENS f/k/a  
DEBRA G. ZDROIK and  
JANE DOE TENANT(S), unknown tenant(s) of  
DAVID W. STEVENS a/k/d DAVID STEVENS and/or  
DEBRA G. STEVENS a/k/a DEBRA STEVENS f/k/a  
DEBRA G. ZDROIK,

Defendants.

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### NOTICE OF SHERIFF'S SALE

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By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 2nd day of July, 2014, I will sell at public auction on the front steps of the Vilas County Sheriff's Office, 330 Court Street, Eagle River, Wisconsin, 54521, on the 8<sup>th</sup> day of January, 2015 at 2:00 p.m., all of the following premises, to-wit:

A parcel of land being a part of the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Eleven (11), Township Forty (40) North, Range Ten (10) East, Town of Washington, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the West One-quarter (1/4) corner of said Section Eleven (11), being marked by an iron pipe; thence South 82° 21' 07" East, 1643.11 feet along the East-West One-quarter (1/4) line of said Section Eleven (11); thence South 7° 27' 15" West, 41.89 feet to an iron pipe on the Southerly Right-of-Way line of the Town Road

and the place of beginning; thence South 82° 32' 29" East, 293.38 feet along said Right-of-Way line to an iron pipe; thence South 1 06' 30" East, 360.76 feet to an iron pipe; thence South 30° 16' 00" West, 57.35 feet to an iron pipe; thence South 52° 13' 00" West, 83.14 feet to an iron pipe; thence South 80° 55' 12" West, 144.06 feet to an iron pipe; thence North 85° 18' 04" West, 128.36 feet to an iron pipe; thence North 7° 27' 15" East, 515.93 feet to the place of beginning.

Property Address: 4053 Deerskin Road  
Eagle River, WI 54521  
Parcel ID: 026 127

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or certified check. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Eagle River, Wisconsin, this \_\_\_\_ day of November, 2014.

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Joseph Fath  
Sheriff of Vilas County

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:

Attorney Matthew J. Krawczyk, State Bar No. 1064349  
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**KRAWCZYK, DUGINSKI, & ROHR, S.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY OF THE UNDERLYING DEBT, THIS COMMUNICATION SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE FOR THE DEBT.**