

Ocwen Loan Servicing, LLC as servicer for Deutsche Bank
National Trust Company, as Trustee for GSR Mortgage
Loan Trust 2007-OA1, Mortgage Pass-Through
Certificates, Series 2007-OA1

Plaintiff

Case No: 14 CV 73

vs

ROBERT CANKAR, et al.

NOTICE OF SHERIFF'S SALE**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 12, 2014 in the amount of \$374,512.35 the Sheriff will sell the described premises at public auction as follows:

TIME: February 5, 2015 at 02:00 PM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: at 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: TAMARACK PARK PARCEL 18:

A PARCEL OF LAND IN THE SE ¼ OF THE NW ¼, SECTION 26, TOWNSHIP 42 NORTH, RANGE 9 EAST, TOWNSHIP CONOVER, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE QUARTER CORNER OF SECTION 26, MARKED BY A 6" X 6" CONCRETE MONUMENT; THENCE N. 87 DEGREES 12' 30" W, 616.71 FEET, ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW ¼ TO THE PLACE OF BEGINNING, MARKED BY A 2" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S; THENCE CONTINUING N. 87 DEGREES 12' 30" W, 90.00 FEET ALONG THE SOUTH LINE OF THE SE ¼ OF THE NW ¼ TO A 2" IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORTH FLOWAGE ROAD; THENCE N. 74 DEGREES 57' 20" W, 113.59 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF NORTH FLOWAGE ROAD TO A 2" IRON PIPE NEAR THE EASTERLY BANK OF THE CREEK; THENCE ALONG A BASE LINE NEAR THE EASTERLY BANK OF THE CREEK N. 38 DEGREES 20' 10" W, 333.70 FEET TO A 2" IRON PIPE; THENCE N 56 DEGREES 51' 46" E, 171.85 FEET TO A 1" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S; THENCE S. 34 DEGREES 00' 00" E, 470.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S TO THE PLACE OF BEGINNING. THE NORTH LINE OF SAID PARCEL EXTENDS S. 56 DEGREES 51' 46" W., TO THE THREAD OF THE CREEK AND THE SOUTHERLY LINE OF SAID PARCEL EXTENDS N. 87 DEGREES 45' 24" W., ALONG THE NORTHERLY RIGHT OF WAY LINE OF NORTH FLOWAGE ROAD TO THE THREAD OF THE CREEK. INCLUDING THE LAND LYING BETWEEN THE CREEK BASELINE AND THE WATER'S EDGE. TAMARACK PARK PARCEL 19:

A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 42 NORTH, RANGE 9 EAST, TOWNSHIP OF CONOVER, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER ONE QUARTER CORNER OF SECTION 26, MARKED BY A 6" X 6" CONCRETE MONUMENT; THENCE N 87 DEGREES 12' 30" W, 616.71 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 TO A 2" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S; THENCE N 34 DEGREES 00' 00" W, 470.00 FEET ALONG THE WESTERLY RIGHT OF

WAY LINE OF COUNTY TRUNK HIGHWAY S TO THE PLACE OF BEGINNING, MARKED BY A 1" IRON PIPE. THENCE S 56 DEGREES 51` 46" W, 171.85 FEET TO A 2" IRON PIPE NEAR THE EASTERLY BANK OF THE CREEK; THENCE ALONG A BASE LINE NEAR THE EASTERLY BANK OF THE CREEK N 41 DEGREES 10` 10" W, 406.88 FEET TO A 2" IRON PIPE ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4; THENCE N 2 DEGREES 38` 00" E, 377.45 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 TO A 2" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S, 30.48 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 182.32 FEET, THE CHORD OF WHICH BEARS S 29 DEGREES 12` 36" E, 30.45 FEET TO A 2" IRON PIPE; THENCE S 34 DEGREES 00` 00" E. 679.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY S TO THE PLACE OF BEGINNING. INCLUDING THE LAND LYING BETWEEN THE CREEK BASELINE AND THE WATER'S EDGE. TAMARACK PARK PARCEL 20 A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 42 NORTH, RANGE 9 EAST, TOWNSHIP OF CONOVER, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE CENTER ONE QUARTER CORNER OF SAID SECTION 26, MARKED BY A CONCRETE MONUMENT; THENCE N 87 DEGREES 12` 30" W, 1318.32 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 TO THE ONE-EIGHTH CORNER AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, MARKED BY A CONCRETE MONUMENT WITHIN THE SOUTHERLY RIGHT-OF-WAY OF NORTH FLOWAGE ROAD; THENCE N 2 DEGREES 38` 00" E, 51.31 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 TO THE PLACE OF BEGINNING, MARKED BY AN IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH FLOWAGE ROAD. THENCE CONTINUING N 2 DEGREES 38` 00" E, 454.77 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 TO AN IRON PIPE NEAR THE SOUTHWESTERLY BANK OF THE CREEK; THENCE S 37 DEGREES 03` 59" E, 628.84 FEET ALONG THE WESTERLY BANK OF THE CREEK TO AN IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH FLOWAGE ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH FLOWAGE ROAD, S 87 DEGREES 45` 24" E, 25 FEET MORE OR LESS, TO THE CREEK AND THERE TERMINATING; THENCE AGAIN FROM THE LAST MENTIONED IRON PIPE, N 83 DEGREES 12` 24" W, 402.98 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH FLOWAGE ROAD TO THE PLACE OF BEGINNING. INCLUDING THE LAND LYING BETWEEN THE CREEK BASELINE AND THE WATER'S EDGE.

PROPERTY ADDRESS: 6022 North Flowage Road, Conover, WI 54519

TAX KEY NO.: 8-1854-13

Scott D. Nabke

J Peterman Legal Group Ltd.
State Bar No. **1037979**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this ___ day of _____, _____

Sheriff Joseph Fath
Vilas County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.