

James B Nutter & Company

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 15-CV-43

The Estate of Lee Ann Boyd, Deceased, by Marit H. Roche, as
Personal Representative

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 23, 2015 in the amount of \$115,876.19 the Sheriff will sell the described premises at public auction as follows:

TIME: July 30, 2015 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION: A parcel of land being a part of the SW 1/4 of the SE 1/4, Section 13, Township 39 North, Range 10 East, Town of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the South 1/4 of said Section 13 being marked by a P.K. Nail in the pavement of the Town Road; thence North 1° 32' 00" W, 35.70 feet along the West line of said SW 1/4 of the SE 1/4 to an iron pipe on the Northerly R/W line of the Town Road; thence S 85° 37' 20" E 300.00 feet along said Northerly R/W line to an iron pipe on the Westerly R/W line of a 66.00 foot wide Private Roadway; thence N 1° 32' 00" W 400.00 feet along said Westerly R/W line and parallel with the West line of said SW 1/4 SE 1/4 to an iron pipe and the PLACE OF BEGINNING; thence N 57° 03' 27" W 222.48 feet to an iron pipe; thence N 1° 32' 00" W 400.00 feet parallel with the West line of said SW1/4 SE 1/4 to an iron pipe on the shore of Korth Lake; thence along said shore N 70° 32' 31" E 74.94 feet to an iron pipe and N 21° 22' 28" E 125.11 feet to an iron pipe; thence leaving said shore S 1° 32' 00" E 450.00 feet parallel with the West line of said SW 1/4 SE 1/4 to an iron pipe; thence S 30° 33' 47" E 130.66 feet to an iron pipe on the Westerly R/W line of said 66.00 foot wide Private Roadway; thence S 1° 32' 00" E 100.00 feet along said Westerly R/W line and parallel with the West line of said SW 1/4 SE 1/4 back to the PLACE OF BEGINNING. Including all lands lying between the meander line and the lateral lot lines extended to the water's edge. Also, including a 1/7th interest in said Private Roadway to provide for ingress and egress described as follows: Outlot 1: A parcel of land 66.00 feet in width with a 60.00 foot radius cul-de-sac at the Northeasterly end to be used as a Private Roadway for ingress and egress and also as a utility easement being a part of the SW 1/4-SE 1/4, Section 13, Township 39 North, Range 10 East, Town of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the South 1/4 of said Section 13 being marked by a P.K. nail in the pavement on the Town Road; thence N 1° 32' 00" W 35.70 feet along the West line of said SW 1/4-SE1/4 to an iron pipe on the Northerly R/W line of the Town Road; thence S 85° 37' 20" East 300.00 feet along said Northerly R/W line to an iron pipe on the Westerly R/W line of said 66.00 foot wide Private Roadway and the PLACE OF BEGINNING, thence N 1° 32' 00" W 500.00 feet along said Westerly R/W line and parallel with the West line of said SW 1/4-SE 1/4 to an iron pipe; thence continuing along said Westerly R/W line N 51° 23' 33" E 286.11 feet to an iron pipe and N 62° 28' 02" E 111.33 feet to an iron pipe on R/W line of a 60.00 foot radius cul-de-sac at the Northeasterly end of said 66.00 foot wide Private Roadway; thence clockwise along the arc of said cul-de-sac 133.81 feet (chord bearing N 80° 18' 04" E 107.75 feet) to an iron pipe; thence continuing clockwise along the arc of said cul-de-sac 172.08 feet (chord bearing S 46° 21' 02" W 118.88 feet) to an iron pipe on the Easterly R/W line of said Private Roadway; thence along said Easterly R/W line S 62° 28' 02" W 93.30 feet to an iron pipe, S 51° 23' 33" W 246.86 feet to an iron pipe and S 1° 32' 00" E 473.98 feet parallel with the West line of said SW 1/4-SE1/4 to an iron pipe on the Northerly R/W line of said Town Road; thence N 85° 37' 20" W 66.35 feet along said Northerly R/W line back to the PLACE OF BEGINNING.

PROPERTY ADDRESS: 127 Korth Ln Eagle River, WI 54521-9552

DATED: May 26, 2015

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
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Please go to www.gray-law.com to obtain the bid for this sale

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.