

BMO HARRIS BANK, N.A.,

Plaintiff,

vs.

Case No. 15 CV 120

Code No. 30404

Foreclosure of Mortgage

Dollar Amount Greater Than \$10,000.00

LINDA RICHTER aka LINDA J. MACKEY; and
MERLIN G. RICHTER; and
STATE OF WISCONSIN, DEPARTMENT OF
CHILDREN AND FAMILIES,

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 7, 2016, in the amount of \$132,735.96, the Sheriff will sell the described premises at public auction as follows:.

TIME: May 19, 2016 at 2:00 o'clock p.m.

TERMS: 1. 10% down in cash or certified funds 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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

PLACE: Vilas County Courthouse, located at 330 Court Street, Eagle River, Wisconsin.

DESCRIPTION: A parcel of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), Section Twenty-nine(29), Township Forty (40) North, Range Four (4) East of the Fourth Principal Meridian, Lac du Flambeau Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one-quarter corner common to Sections 28 and 29, marked by a U.S.A. Forest Service brass-capped 2" iron pipe, witnessed by a red-topped Cedar post bearing North 2.3 feet; thence S 89° 07' 21" W, 1346.82 feet along the North line of said NE 1/4 of the SE 1/4 to a one-eighth corner, marked by a U.S.A. Forest Service brass-capped 2" iron pipe witnessed by a 3" Ash bearing S 36° W, 15.5 feet, a 5" Ash bearing S 49° E, 9.7 feet and a 7" White Birch bearing N 26° E, 34.9 feet; thence S 2° 00' 39" E, 708.15 feet along the West line of said NE 1/4 of the SE 1/4 to an iron pipe; thence N 47° 04' 21" E, 655.00 feet to the PLACE OF BEGINNING marked by an iron pipe; thence continuing N 47° 04' 21" E, 61.60 feet to an iron pipe; thence N 89° 07' 21" E, 90.31 feet to an iron pipe on the Northwesterly right-of-way line of proposed State Trunk Highway "70"; thence S 41° 54' 04" W, 95.81 feet along said Northwesterly right-of-way line to an iron pipe; thence N 68° 36' 39" W, 76.70 feet to the place of beginning.

AND

A parcel of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Twenty-

nine(29), Township Forty (40) North, Range Four (4) East of the Fourth Principal Meridian, Lac du Flambeau Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of the Northeast 1/4 of the Southeast 1/4, a 1/16 corner, marked by a U.S.A. Forest Service 2" brass capped iron pipe, witnessed by a 10" Maple bearing North 8° East, 8.2 feet, an 8" double Maple bearing South 82° West, 41.4 feet, and an 8" Maple bearing South 5° East, 53.7 feet; thence North 89° 05' East; (true bearing) 127.5 feet along the South line of the Northeast 1/4 of the Southeast 1/4 to an iron pipe on the Westerly right-of-way of State Highway "70"; thence North 30° 50' East, 150.0 feet; North 43° 45' East, 867.9 feet; North 18° 15' East, 142.0 feet, and North 1° 20' West, 200.0 feet along the right-of-way to the PLACE OF BEGINNING, marked by an iron pipe; thence continuing North 1° 20' West, 150.0 feet along the right-of-way to an iron pipe; thence North 29° 05' East, 90.0 feet along the right-of-way to an iron pipe on the North line of the Northeast 1/4 of the Southeast 1/4; thence South 89° 10' West, 494.3 feet along said North line to an iron pipe near the Southerly bank of Squaw Creek; thence South 52° 48' West, 100.0 feet and South 66° 25' West, 30.0 feet along the Creek to an iron pipe; thence North 55° 10' West, 50 feet, more or less, to Squaw Creek; thence again from said iron pipe, South 41° 57' East, 263.3 feet to an iron pipe; thence North 47° 07' East, 61.6 feet to an iron pipe; thence North 89° 10' East, 340.0 feet to the place of beginning, including the land lying between the lakeshore baseline and the water's edge. EXCEPTING THEREFROM that part deeded to the State of Wisconsin, Department of Transportation, Division of Highway, as recorded December 7, 1977 in Volume 343 Micro Records, page 115 as Document No. 181453. ALSO EXCEPTING THEREFROM that parcel of land as described in Volume 804 Micro Records, page 329.

PROPERTY ADDRESS: 15640 State Highway 70 West, Lac du Flambeau Township

TAX KEY NO.: 10-469

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Sheriff Joseph Fath
Sheriff of Vilas County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
1414 Underwood Avenue, Suite 403
Wauwatosa, WI 53213
(414) 727-1591

O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

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AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS
)

Terri A. Graham, Paralegal, at O'Dess and Associates, S.C., being first duly sworn on oath, says that on the 11 day of April, 2016, she mailed, properly enclosed in a postpaid envelope the NOTICE OF FORECLOSURE SALE in the above entitled action, addressed to the following named person at the proper post office address set forth:

Linda Richter aka Linda J. Mackey
425 Waverly Street
Kingsford MI 49802

Merlin G. Richter
425 Waverly Street
Kingsford MI 49802

State of Wisconsin
Department of Children and Families
c/o Attorney General
PO Box 7857
Madison WI 53707



Terri A. Graham

Subscribed and sworn to before me
this 11 day of April, 2016.


M. Abigail O'Dess
Notary Public, State of Wisconsin
My Commission is Permanent.

