

The Bank of New York Mellon, as Trustee for CWMBS, Inc. Alternative Loan Trust 2003-18CB Mortgage Pass-Through Certificates, Series 2003-45, assignee of Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding, Inc.,

Plaintiff,

vs.

Case No. 15-CV-134

Jennifer W. Uhrine and John J. Uhrine, wife and husband; Mortgage Electronic Registration Systems, Inc. as nominee for GMAC Mortgage Corporation, Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 4, 2016, I will sell at public auction in the Vilas County Courthouse, located at 330 Court Street, Eagle River, WI 54521, on May 5, 2016

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

A parcel of land in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twenty (20), Township Forty-one (41) North, Range Ten (10) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 17 and 20, marked by a Vilas County concrete monument with a brass cap, witnessed by a 20" White Pine stump bearing N 4 degrees West, 12.4 feet; thence S 2 degrees 15' 45" W, 33.00 feet along the West line of the NW 1/4 of the NE 1/4 to a 2" iron pipe on the Southerly right-of-way line of Wilsch Road; thence S 87 degrees 08' 01" E, 672.95 feet along the Southerly right-of-way line of Wilsch Road to a 2" iron pipe; thence S 89 degrees 04' 04" E, 298.00 feet along the Southerly right-of-way line of Wilsch Road to a 2" iron pipe at the intersection with the Westerly right-of-way line of a private road; thence S 2 degrees 03' 41" W, 350.20 feet along the Westerly right-of-way line of the private road to the PLACE OF BEGINNING, marked by a 2" iron pipe; thence S 56 degrees 15' 00" W, 251.13 feet along the Northwesterly right-of-way line of the private road to a 2" iron pipe; thence N 33 degrees 45' 00" W, 220.00 feet along the Northeasterly right-of-way line of the private road to a 2" iron pipe; thence N 46 degrees 45' 57" E, 145.08 feet to a 2" iron pipe; thence S 57 degrees 38' 23" E, 266.76 feet to the Place of Beginning. Subject to a perpetual easement for public utilities.

Also: A 1/10th interest in a private road as described in Volume 353 Micro Records, page 146, recorded July 5, 1978, as Document Number 185506.

Tax Key No. 008-1118

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 April 11, 2016.

151 Sheriff of Vilas County, Wisconsin

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

The above property is located at 3705 Edgewood Lane, Conover, WI 54519.

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.

